

Initial Study/Addendum to Enchanted Resorts Project Final Environmental Impact Report for Proposed Calistoga Hills Resort Project Modifications City of Calistoga, Napa County, California

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Table of Contents

Section 1: Introduction	1
1.1 - Initial Study/Environmental Checklist	1
1.2 - Environmental Analysis and Conclusions	1
1.3 - Mitigation Monitoring Program	3
Section 2: Project Description	5
2.1 - Location and Setting	5
2.2 - Project Background	5
2.3 - Project Characteristics	6
2.4 - Discretionary Approvals	7
Section 3: CEQA Checklist.....	19
3.1 - Explanation of Checklist Evaluation Categories	19
3.2 - Discussion and Mitigation Sections.....	20
I. Aesthetics, Light, and Glare	21
II. Agricultural and Forest Resources	31
III. Air Quality	36
IV. Biological Resources.....	40
V. Cultural and Tribal Cultural Resources	45
VI. Geology, Seismicity, and Soils	51
VII. Greenhouse Gas Emissions	56
VIII. Hazards and Hazardous Materials.....	58
IX. Hydrology and Water Quality.....	64
X. Land Use.....	71
XI. Mineral Resources.....	73
XII. Noise	74
XIII. Population and Housing.....	79
XIV. Public Services.....	81
XV. Recreation	85
XVI. Transportation.....	87
XVII. Utilities and Service Systems	94
XVIII. Mandatory Findings of Significance	99

Appendix A: Addendum to Calistoga Hills Forest Management Plan

Appendix B: Focused Surveys

Appendix C: Record Search Results

- C.1 - Non Confidential NWIC Records Search Results
- C.2 - Pedestrian Survey and Monitoring Results
- C.3 - NAHC Sacred Lands Search Results
- C.4 - UCMP Records Search Results

Appendix D: Geotechnical Supporting Information

Appendix E: Hydrology Supporting Information

- E.1 - Revisions to Hydrology Analysis Memorandum
- E.2 - Storm Water Control Plan

List of Tables

Table 1: Project Summary6

List of Exhibits

Exhibit 1: Regional Location Map.....9
Exhibit 2: Local Vicinity, Map Aerial Base.....11
Exhibit 3a: Proposed Changes to Project9
Exhibit 3b: Grading and Drainage Plan.....15
Exhibit 4: Disturbance Areas17
Exhibit 5a: Visual Simulation—Lincoln Avenue/Stevenson Street.....23
Exhibit 5b: Visual Simulation—Lincoln Avenue/Washington Street25
Exhibit 5c: Visual Simulation—Silverado Trail/Pickett Road27

SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting documents have been prepared to determine whether and to what extent the Enchanted Resorts Project Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2010082028) prepared for the City of Calistoga addresses the potential impacts of the proposed Calistoga Hills Resort Project (Proposed Project), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.).

1.1 - Initial Study/Environmental Checklist

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the attached initial study/checklist has been prepared to evaluate the Proposed Project. The attached initial study/checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a).

1.2 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the FEIR prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR has been certified for a project, no subsequent EIR is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;¹
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

¹ CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete. . . shows any of the following:
- a. The project will have one or more significant effects not discussed in the previous EIR or ND or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This addendum, checklist, and attached documents² constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required prior to approval by responsible and trustee agencies, and provides the required documentation under CEQA.

1.2.1 - Findings

There are no substantial changes proposed by the Calistoga Hills Resort Project or in the circumstances in which the Resort project will be undertaken that require major revisions of the Enchanted Resorts Project Final Environmental Impact Report. The proposed revisions do not require preparation of a new subsequent or supplemental EIR, because there is neither the involvement of new significant environmental effects nor is there a substantial increase in the severity of previously identified significant effects. As illustrated herein, the Resort project is consistent with the previous EIR, and would involve only minor changes; therefore, an Addendum is appropriate CEQA compliance for the Proposed Project.

1.2.2 - Conclusions

The City of Calistoga may approve the Proposed Project based on this Addendum. The impacts of the Proposed Project remain the same or less severe than the impacts previously analyzed in the Enchanted Resorts Project EIR (CEQA Guidelines Section 15164).

² Includes Addendum to Forest Management Plan, Revisions to Hydrology Analysis Memorandum, and Preliminary Storm Water Control Plan

1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), a mitigation monitoring and reporting program was prepared for the project in 2012 to monitor the implementation of the mitigation measures that have been adopted for the project. Any long-term monitoring of mitigation measures imposed on the overall development will continue to be implemented through the 2012 Mitigation Monitoring and Reporting Program.

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SECTION 2: PROJECT DESCRIPTION

2.1 - Location and Setting

2.1.1 - Location

The overall Calistoga Hills Resort project (“Resort project”) site is located in the City of Calistoga, Napa County, California (Exhibit 1). The Resort project site is located at 411 Foothill Boulevard and consists of approximately 100.32 acres bounded by forested residential land on the west, Foothill Boulevard (designated as State Routes 29 and 128 [SR-29/128]) on the north, forested residential land on the east, and vineyards and forest land to the south (Exhibit 2). The Resort project site is located on the Calistoga, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 8 North, Ranges 6 and 7 West, Rancho Carne Humana (Latitude 38°34’23” North; Longitude 122°34’25” West).

2.1.2 - Environmental Setting

The 100.3-acre project site contains forested lands on sloping topography. The northern portion of the Resort project site consists of steeply sloping terrain, while the central and southern portions of the site, which contains the 12.32 acres that are the subject of this addendum, contain moderately sloping and flat relief. Elevation ranges from 350 feet above mean sea level along Foothill Boulevard, to 770 feet above mean sea level in the western portion of the Resort project site.

Vegetation consists of northern mixed evergreen forest, upland redwood forest, and ruderal areas. The primary plant community is mature, northern mixed evergreen forest with a closed canopy of approximately 80 percent cover. The dominant species observed include Douglas fir, Pacific madrone, coast live oak, and California bay laurel.

2.1.3 - General Plan and Zoning

The Resort project site is designated by the City of Calistoga General Plan as “Rural Residential Hillside” with a “Calistoga Hills Planned Development Overlay” and is zoned “Enchanted Resort and Spa Planned Development District” (PD 2010-01) by the Calistoga Zoning Ordinance.

2.2 - Project Background

2.2.1 - Calistoga Hills Resort Project

The Calistoga City Council approved the Calistoga Hills Resort Project (then known as the Enchanted Resorts Project) in 2012 and certified an associated Final Environmental Impact Report (FEIR) (SCH No. 2010082028). The Resort project consists of 110 resort hotel units, 20 residence club units, and 13 custom residences on 88 acres. The resort will include a spa, fitness center, yoga studio, swimming pools, a lounge, bocce courts, dining rooms, wine caves, ballroom, lobby, reception area, kitchen, and offices. Additionally, a stand-alone back-of-house building and a cart shed were approved near the resort buildings. Vehicular access will be taken from Foothill Boulevard. An emergency vehicle access road will provide secondary access to the Resort project from Foothill Boulevard.

2.3 - Project Characteristics

2.3.1 - Project Summary

Subsequent to the Resort project's approval in 2012, the applicant acquired a 12.32 acre portion of the neighboring DeGuarda property and incorporated this area into the Resort project property through a lot line adjustment approved by the City. The previously approved emergency vehicle access road crosses this property.

The applicant proposes to relocate a number of accessory facilities and uses that were approved in the southern and western areas of the Resort project to approximately 3.4 acres of the 12.32 acres ("Proposed Project"). The relocated accessory facilities and uses are shown in Table 1.

Table 1: Project Summary

Amenity/Use	Square Feet	Characteristics	Status
Recreational Facilities	13,115	Spa (pool and terrace), fitness center, yoga studio, main swimming pool (and terrace), family pool (and terrace), kids pool, Residence Club lounge, Residence Club pool (and terrace), bocce courts, fire pits, and observation deck	Unchanged
Food and Beverage	8,215	All-day dining, bar, private dining, pool lounge, lounge, reception, and restrooms	Unchanged
Wine Caves	12,000	Two caves used for wine tasting, storage, and small-scale events	Relocated
Arrival/Reception Facilities	600	Porte Cochere, entry vestibule, reception lobby, baggage storage, and restrooms	Unchanged
Retail	800	Gift shop	Unchanged
Front Desk	1,844	Registration/cashier, front offices, safety deposit boxes, concierge desk, and lobby	Unchanged
Functional Areas	3,800	Ballroom, exterior function terrace, and meeting rooms	Unchanged
Functional Support	5,770	Pre-function areas, coat room, business center, catering space, restrooms, and storage	Unchanged
Offices	2,651	Executive, general, and accounting offices	Relocated
Food Service	7,588	Kitchen, wash, snack shack, room service, storage, and restrooms	Unchanged
Housekeeping/Laundry	2,438	Laundry, storage, and offices	Relocated
Engineering	2,250	Shop, storage, and offices	Relocated
Employee Facilities	2,475	Cafeteria, training room, changing rooms, and restrooms	Relocated
Receiving and Purchasing	3,969	Truck doors, compactor, recycling, storage, and offices	Relocated
Miscellaneous	15,805	Mechanical/electrical facilities, guest parking, golf cart storage and charging, and landscape maintenance storage	Relocated

Exhibit 3a depicts the relocated facilities. Exhibit 3b depicts the grading and drainage plan. Other facilities that would be located in the Proposed Project area include three water tanks ranging from 16 to 24 feet in height that would be upgraded with additional capacity for adjacent structures located in the county to be serviced in case of an emergency. Guest and employee parking would be relocated Exhibit 4 depicts the change in disturbance associated with the relocation.

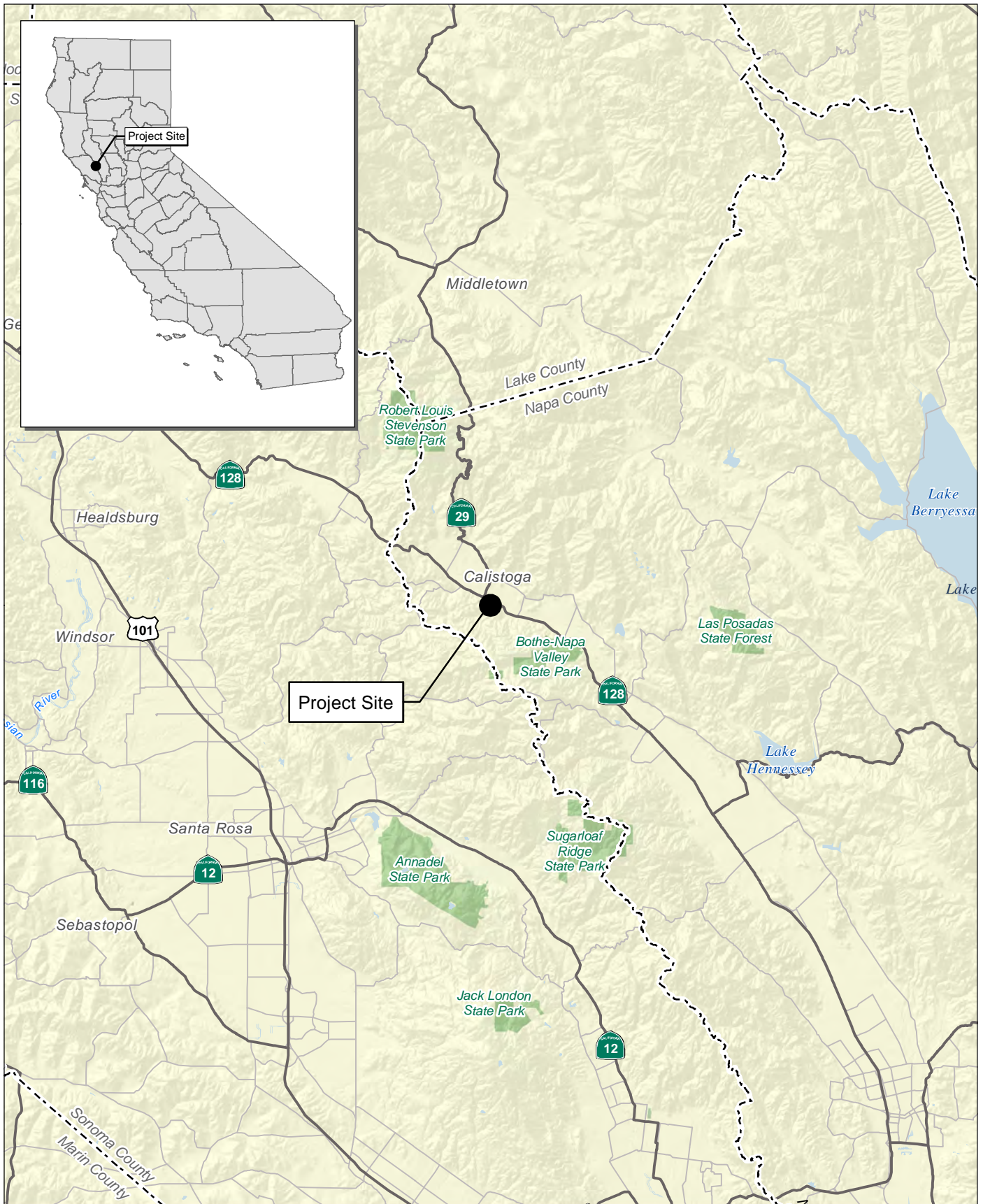
2.4 - Discretionary Approvals

The Proposed Project would require the following discretionary approvals from the City of Calistoga:

- FEIR Addendum Adoption
- Vesting Tentative Map Amendment
- Administrative Use Permit
- Tree Removal Permit

Subsequent ministerial actions would be required for the implementation of the Proposed Project, including issuance of grading and building permits.

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Source: Census 2000 Data, The CaSIL

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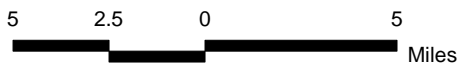
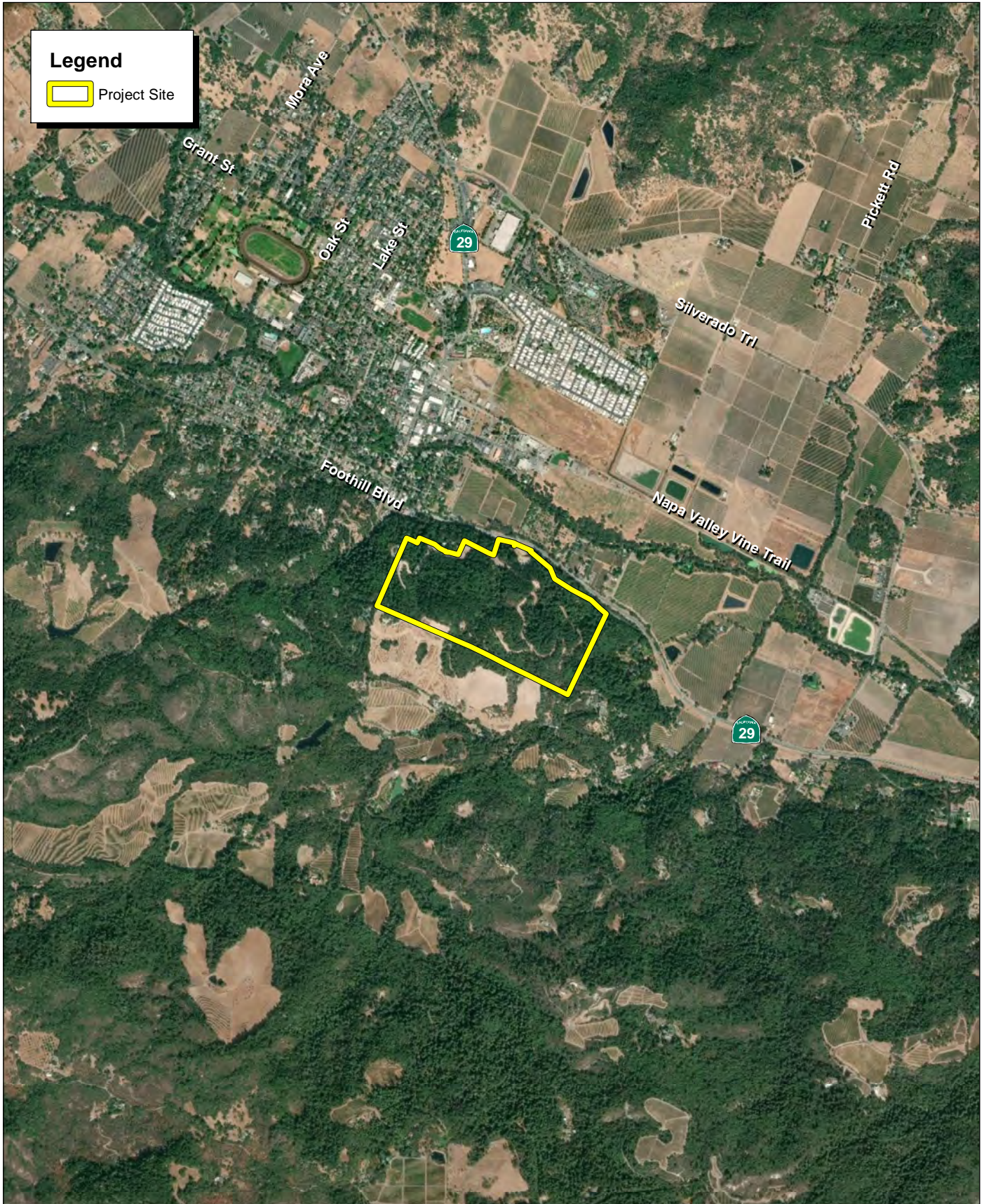


Exhibit 1 Regional Location Map

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Source: ESRI Aerial Imagery.

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Exhibit 2
Local Vicinity Map
Aerial Base

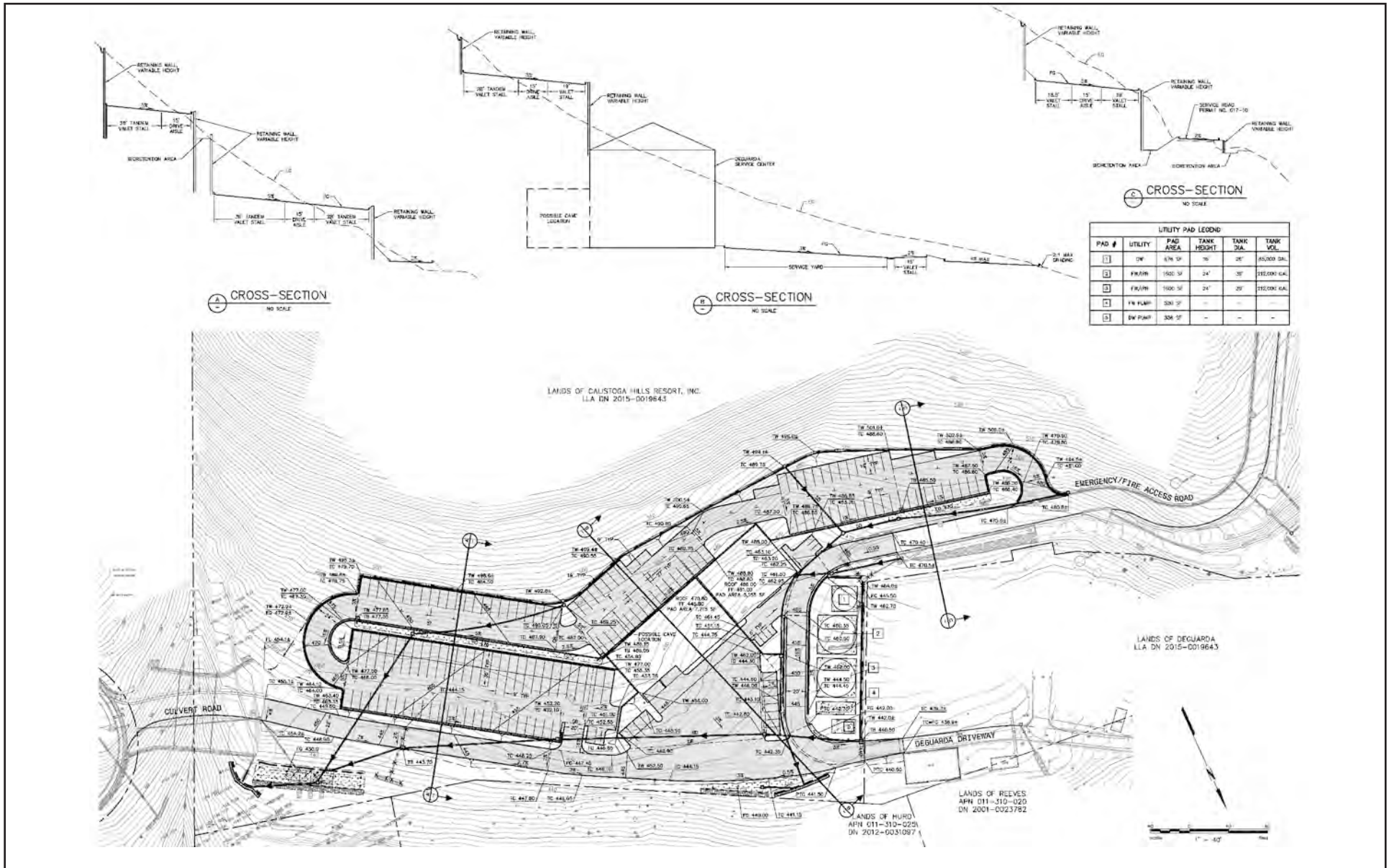
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Source: SB Architects, January 2014.

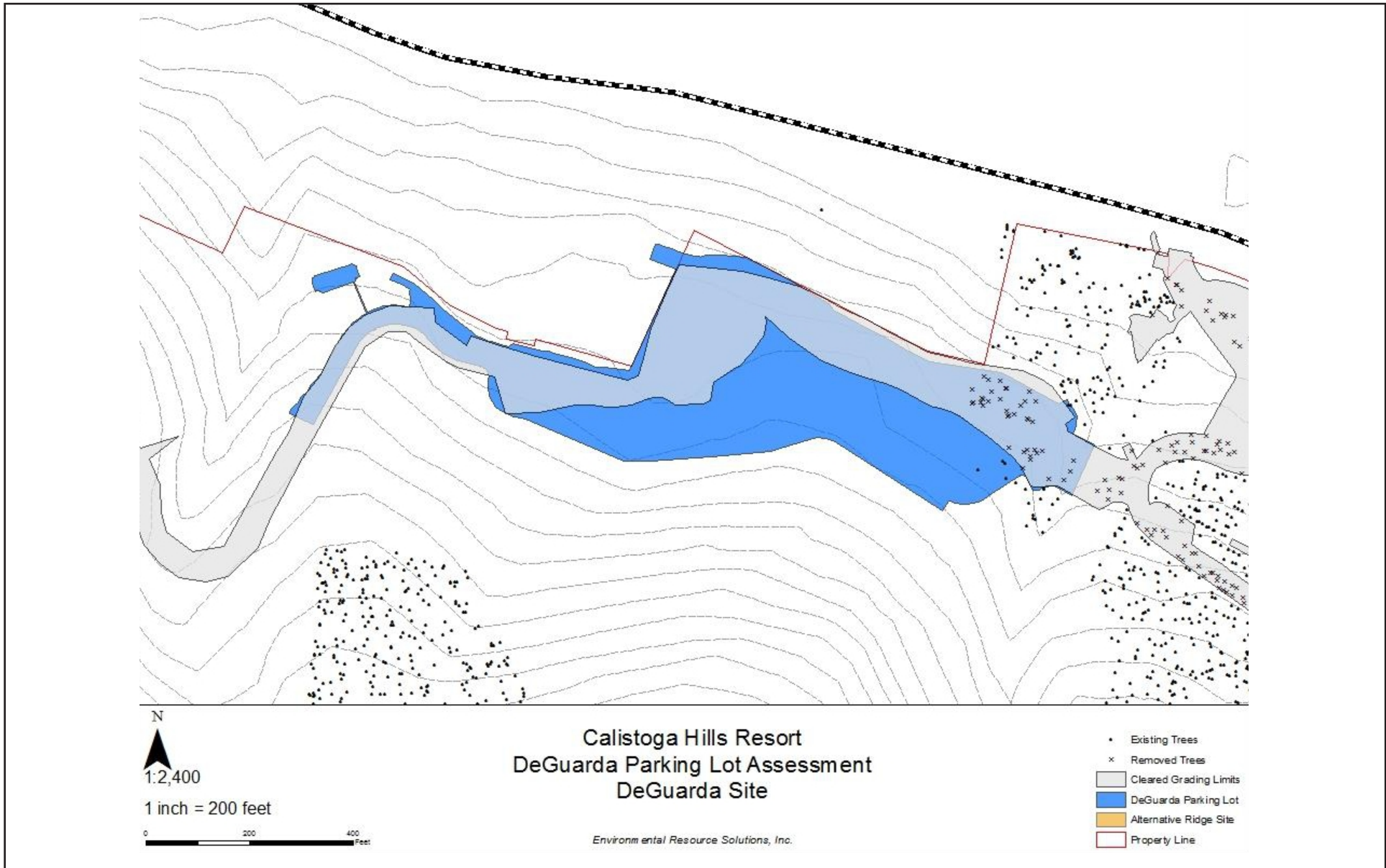


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Source: BKF Engineers / Surveyors / Planners, August 2018.

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SECTION 3: CEQA CHECKLIST

The purpose of the CEQA checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines Section 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the EIR. These environmental categories might be answered with a “no” in the checklist, since the Proposed Project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

This addendum addresses the conclusions of the Enchanted Resorts Project Environmental Impact Report.

3.1 - Explanation of Checklist Evaluation Categories

- (1) Conclusion in the Final EIR and Related Documents
This column summarizes the conclusion of the Final EIR relative to the environmental issue listed under each topic.
- (2) Do the Proposed Changes Involve New or a Substantial Increase in the Severity of Impacts?
Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether the changes represented by the revised Project will result in new significant environmental impacts not previously identified or mitigated by the Final EIR, or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.
- (3) New Circumstances Involving New or a Substantial Increase in the Severity of Impacts?
Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (4) New Information Requiring New Analysis or Verification?
Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A–D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;

- (B) Significant effects previously examined will be substantially more severe than shown in the previous Final EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the Final EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

(5) Mitigation Measures Adopted to Address Impacts

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the FEIR provides mitigation measures to address effects in the related impact category. Any previously adopted mitigation measures will be identified. The response will also address proposed revisions to previously adopted mitigation measures. These mitigation measures will be implemented with the construction of the project, as applicable. If “NA” is indicated, this Addendum has concluded that the impact either does not occur with this Proposed Project or is not significant, and therefore no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

(2) Mitigation Measures

Applicable mitigation measures from the EIR that apply to the project are listed under each environmental category.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
I. Aesthetics, Light, and Glare					
<i>Would the project:</i>					
a) Have a substantial adverse effect on a scenic vista?	Less than significant impact after mitigation	No	No	No	MMs AFR-2a, AFR-2b, AFR-2c, AFR-2d, AFR-2e, AFR-2f, and AFR-2g
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than significant impact	No	No	No	N/A
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Less than significant impact after mitigation	No	No	No	MMs AFR-2a, AFR-2b, AFR-2c, AFR-2d, AFR-2e, AFR-2f, and AFR-2g
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact after mitigation	No	No	No	MM AES-4

Discussion

- a) The FEIR concluded that structures would be screened by vegetation, and rooflines would be below the existing forest canopy. In addition, only small, discrete portions of the Resort project would be visible while most of the Resort project would be screened from view by the forest, which would be consistent with the General Plan’s intent of protecting the visual qualities of hillsides and preventing the visibility of new hillside development. The FEIR notes that removal of 8,185 trees that are 8 inches or greater in diameter as measured at breast height could have significant visual impacts. However, Mitigation Measures AFR-2a through AFR-2g (see following section) would minimize visual impacts to scenic vistas and reduce impacts to a less than significant level.

The Proposed Project would relocate accessory facilities and uses to the 12.32 acres incorporated into the Resort project site. The relocation would not increase the development

potential of the Resort project or increase building massing or heights. Exhibits 5a, 5b, and 5c depict the Proposed Project. As shown in the exhibits, the Proposed Project would not be visible from any parts of Calistoga because they would be screened by vegetation. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measures AFR-2a through AFR-2g that would minimize visual impacts to scenic vistas. With implementation of Mitigation Measures AFR-2a through AFR-2g, impacts would be reduced to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- b) As described in the FEIR, SR-29 is an “Eligible” State Scenic Highway within the City of Calistoga, and the City of Calistoga General Plan designates SR-29/128 as a scenic corridor. The FEIR notes that views of the Project site from SR-29/128 largely consist of the access road, the hedge along the property line with the state right-of-way, and forested hillside. Two dilapidated structures have been removed that were located behind the hedge and are partially visible from the roadway. The FEIR concludes that the improvements associated with the Resort project would be considered aesthetically beneficial in terms of improving the viewshed from SR-29/128 because the buildings would be removed.

The residential and resort hotel structures would be located within the interior of the Resort project site and screened from view by the forest. As such, the structures would be out of view from the roadway. Therefore, the Resort project would not significantly impact scenic resources within a state scenic highway. Impacts would be less than significant.

The Proposed Project would be located in proximity to SR-29/128, however, it would not be visible from the road due to the significant difference in elevation as well as thick stands of intervening trees that would screen the site. As such, all structures would be out of view from the roadway. As shown in Exhibits 5a, 5b, and 5c, the Proposed Project would not be visible from any parts of Calistoga because they would be screened by vegetation. Therefore, the Proposed Project would not introduce new environmental impacts nor would it substantially increase the severity of environmental impacts as analyzed in the 2012 EIR. No additional analysis is required.

- c) The FEIR concluded that the Resort project’s density would be in accordance within General Plan requirements. In addition, the Resort project would follow design guidelines as set forth in the Enchanted Resorts Design Guidelines. Moreover, the Planned Development District establishes that an Architectural Review Committee shall review project plans in accordance with the Design Guidelines, although such ministerial review may be conducted by the City of Calistoga Building and Planning Department.

As discussed in the FEIR, structures would largely be screened by vegetation, and rooflines would be below the existing forest canopy. Furthermore, the residential and resort structures would be set back towards the rear of the Resort project site and would not be located near SR-29/128. These project design characteristics would minimize the visual impact of the Resort project. As shown in FEIR Exhibit 3.1-2, only small portions of the Resort project would be visible such as rooftops, and most of the Resort project would be screened from view by the forest. Thus, the Resort project would be consistent with the various General Plan objectives and policies that concern preserving the natural scenic beauty and the small-town character of Calistoga.



Existing (No Project)



Existing (With Project) - Not visible; screened by trees.



Existing (With Project – Structure Outline) - If project was hypothetically visible.



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Existing (No Project)



Existing (With Project) - Not visible; screened by trees.



Existing (With Project – Structure Outline) - If project was hypothetically visible.



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Existing (No Project)



Existing (With Project) - Not visible; screened by trees.



Existing (With Project – Structure Outline) - If project was hypothetically visible.



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The FEIR notes that removal of 8,185 trees that are 8-inches or greater in diameter as measured at breast height could have significant impacts to the visual character of the Resort project site and its surroundings. However, Mitigation Measures AFR-2a through AFR-2g would ensure that tree removal activities are implemented in a manner that minimizes impacts to visual character to the maximum extent feasible and reduce impacts to a less than significant level.

The Proposed Project would not increase the number of buildings, building massing, or height compared with the Resort project as analyzed in the FEIR. As shown in Exhibits 5a, 5b, and 5c, the Proposed Project would not be visible from any parts of Calistoga because they would be screened by vegetation. In addition, the Proposed Project would adhere to all the objectives, policies, and guidelines as described in the FEIR for the Resort project. Consistent with the FEIR, adherence to these measures would minimize the visual impact of the Proposed Project.

While additional site disturbance would occur as a result of the Proposed Project, it would not result in substantially greater timber harvesting or grading activities as compared to the Resort project analyzed in the FEIR. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measures AFR-2a through AFR-2g that would minimize visual impacts to visual character. With implementation of Mitigation Measures AFR-2a through AFR-2g, impacts would be reduced to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR found that development of the Resort project could include exterior nighttime lighting that could affect nighttime views in the surrounding areas, which could result in potentially significant impacts. To address potentially significant impacts, the Resort project would be required to implement Mitigation Measure AES-4, which would ensure that visual impacts related to light and glare would be reduced to a less than significant level.

The parking lot would include freestanding lighting and parked cars that could introduce glare during the day. However, the amount of light and glare introduced by development of the parking lot in its new location would not be substantially more than the amount of glare that was analyzed in the FEIR. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measure AES-4. With the implementation of Mitigation Measure AES-4, the Proposed Project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the FEIR. No additional analysis is required.

Mitigation Measures

Implement MMs AFR-2a, AFR-2b, AFR-2c, AFR-2d, AFR-2e, AFR-2f, and AFR-2g, and;

- MM AES-4** Prior to issuance of building permits, the project applicant shall submit a photometric plan to the City of Calistoga for review and approval. The photometric plan shall identify types of exterior lighting fixtures and their locations on the project site. All light fixtures shall be fully shielded or employ full cutoff fixtures to prevent unwanted illumination of neighboring properties and substantial changes to ambient nighttime

lighting. The photometric plan shall demonstrate that all exterior lighting fixtures shall not exceed 1.8 foot-candles of light as measured at the nearest property line.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
II. Agricultural and Forest Resources					
<i>Would the project:</i>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No impact	No	No	No	N/A
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No impact	No	No	No	N/A
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No impact	No	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Less than significant with mitigation incorporated	No	No	No	MMs AFR-2a, AFR-2b, AFR-2c, AFR-2d, AFR-2e, AFR-2f, and AFR-2g

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No impact	No	No	No	N/A

Discussion

The analysis in this section is supported by the Addendum to Calistoga Hills Forest Management Plan. This document is provided in Appendix A.

- a) As described in the FEIR, the Resort project site is mapped as containing “Other Land” by the California Department of Conservation Farmland Mapping and Monitoring Program. “Other Land” does not fall within the “Important Farmland” umbrella. Therefore, the Proposed Project would not convert Important Farmland to non-agricultural use. No impacts would occur.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32-acres incorporated into the Resort project site. The additional acreage is mapped as “Other Land” by the Farmland Mapping and Monitoring Program. “Other Land” does not fall within the “Important Farmland” umbrella. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR noted the Resort project site is not used for agricultural purposes and, therefore, is not eligible for a Williamson Act contract. This condition precludes the possibility of conflicts with a Williamson Act contract. No impacts would occur.

The acreage within the Proposed Project is currently zoned “Rural Residential—Hillside” by the Calistoga Zoning Ordinance, which allows light agricultural uses. However, the site is not currently used for such purposes. As such, the conclusions from the FEIR remain unchanged.

- c) The FEIR noted that the Resort project site was rezoned from “Rural Residential—Hillside” to a Planned Development District, which has occurred as part of the project approval.

The additional incorporated acreage is currently zoned “Rural Residential—Hillside” by the Calistoga Zoning Ordinance, a non-forest land zoning designation. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR determined that the Resort project site is defined as “Timberland” pursuant to Public Resources Code Section 4526, and tree removal activities would be required to occur pursuant to a Timber Harvest Plan issued by the California Department of Forestry and Fire Protection. Because the Resort project applicant proposed additional timber harvesting activities beyond those contemplated by the previously approved Timber Harvest Plan, a new Timber Harvest Plan would be submitted for approval, which has occurred. The FEIR provides Table 3.2-1 on page 3.2-6 that summarizes timber harvesting activities for trees that are 8 inches or larger in diameter as measured at breast height. In addition, to address potentially significant impacts, the Resort project would be required to implement Mitigation Measures AFR-2a through AFR-2g. The FEIR concluded that with the implementation of these mitigation measures, impacts would be less than significant.

As indicated in the Addendum to Calistoga Hills Forest Management Plan (Appendix A), the Proposed Project would result in the removal of 219 trees. The applicant will either amend the existing Timber Harvest Plan or seek approval of a new one to cover the additional acreage. Implementation of Mitigation Measures AFR-2a through AFR-2g would reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR concluded that the Resort project does possess any characteristics that would cause farmland to be converted to non-agricultural uses and that no impacts would occur.

The City of Calistoga General Plan designates the vineyards to the north of the Proposed Project site as “Rural Residential,” which allows for agricultural uses. As with the FEIR, the Proposed Project would not change this land use designation and, therefore, would not create any pressures to convert this property to non-agricultural use. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

- MM AFR-2a** The applicant shall secure a new Timber Harvest Plan from the Department of Forestry and Fire Protection, prior to the commencement of construction. The Timber Harvest Plan shall conform to the project’s Forest Management Plan and, prior to submission to the State, shall first be submitted to the City of Calistoga’s Department of Public Works for ministerial review and approval to (1) ensure conformance with the Forest Management Plan and (2) review trees marked for selective harvesting, to ensure that tree removal near proposed structures maintains enough trees to screen views of said structures from the valley floor and surrounding land uses to the maximum extent feasible to minimize visual impacts referenced in Impact AES-2 and Impact AES-3 (Section 3.1, Aesthetics, Light and Glare). Prior to the removal of any tree in the Timber Harvest Plan section areas, the City shall be notified in writing and shall be provided a 15-day period to review tree marking for consistency with the Forest Management Plan and visual impact minimization referenced in Impact AES-2 and Impact AES-3.

The Timber Harvest Plan shall be prepared by a Registered Professional Forester in accordance with the Z’Berg-Nejedly Forest Practice Act (Pub. Res. Code Section 4511, et seq.) and Forest Practice Rules (Title 14 Cal. Code of Reg. Chapter 4). The Timber Harvest Plan shall include an analysis of site conditions, proposed timber operations, and the location and methods of timber operations. It shall also implement the Forest Management Plan performance goals and standards.

The project applicant shall provide funding for the City to retain the services of a third-party California Registered Professional Forester or arborist to independently review the implementation of this mitigation measure.

Implementation of Mitigation Measure AFR-2a will (1) ensure compliance with the Forest Practice Act’s objectives of responsible forest resource management and natural resource protection, (2) ensure preparation of the Timber Harvest Plan by a Registered Professional Forester, and (3) will reduce Impact AES-3 to a level of insignificance.

MM AFR-2b All tree removal operations conducted pursuant to an approved Timber Harvest Plan shall be under the direction of a California Registered Professional Forester, as required by state law.

MM AFR-2c Prior to construction, the Forest Reserves areas shall be thinned in accordance with the Forest Management Plan pursuant to the approved Timber Harvest Plan under the supervision of a California Registered Professional Forester.

MM AFR-2d Prior to the removal of any tree that is not conducted pursuant to an approved Timber Harvest Plan, the project applicant shall obtain a Tree Removal/Disturbance Permit in accordance with the City Tree Removal Ordinance and the guidelines established by the project Forest Management Plan.

MM AFR-2e An independent, third-party forester or arborist, paid for by the project applicant, shall be in attendance during tree removal, and all grading and disturbance of the project site prior to project completion, which is herein defined as construction of 13 custom homes, 20 Residence Club units, and 110 hotel units. The third-party forester’s or arborist’s services shall not be required after “project completion” as defined above.

MM AFR-2f Tree removal equipment shall utilize existing roads to the maximum extent feasible to minimize disturbance to the project site.

MM AFR-2g For all preserved trees that are within 25 feet of a grading or construction area, the following shall apply:

- (1) Prior to construction, temporary barriers shall be placed around an area 1.5 times the dripline of each tree or group of trees;
- (2) There shall be no storage or operation of construction equipment within the barriers;

- (3) There shall be no construction materials or fill stockpiled within the barriers;
and
- (4) There shall be no trenching or undergrounding of utilities within the barriers.
The City may impose additional or alternative measures as determined
necessary by the City’s arborist or forester to avoid harm to a preserved tree.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
III. Air Quality					
<i>Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant impact after mitigation	No	No	No	MMs AIR-1, AIR-2, PSU-3a, PSU-3b, TRANS-5a, TRANS-5b, and TRANS-5c
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less than significant impact after mitigation	No	No	No	MM AIR-2
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Less than significant impact after mitigation	No	No	No	MM AIR-2
d) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact after mitigation	No	No	No	MMs TRANS-2a, TRANS-2b, TRANS-5a, TRANS-5b, and TRANS-5c
e) Create objectionable odors affecting a substantial number of people?	Less than significant impact	No	No	No	N/A

Discussion

- a) The FEIR concluded that the Resort project would not create a localized violation of state or federal air quality standards or significantly contribute to regional ozone violations (described in more detail in impact b) expose sensitive receptors to substantial pollutant concentrations (described in more detail in impact c), or create objectionable odors affecting a substantial number of people after incorporation of mitigation measures (discussed in more detail impact d). In addition, the FEIR determined that the Resort project would increase the density and intensity of the Resort project site usage over the prior land use, thereby resulting in a higher density, mixed use development that includes residential and employment development near transit. Furthermore, implementation of Mitigation Measures TRANS-5a, TRANS-5b, and TRANS-5c support the use of public transit, bicycles, and walking. Therefore, the Resort project would meet all of the Energy and Climate measures contained in the 2010 Clean Air Plan through project design features and implementation of mitigation. Finally, the Resort project would not preclude extension of a transit line or bike path, propose excessive parking beyond parking requirements, or otherwise create an impediment or disruption to implementation of any air quality plan control measures. With the implementation of Mitigation Measures PSU-3b, PSU-3c, and TRANS-5a through TRANS-5c, impacts would be less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and parking to the 12.32 acres incorporated into the Resort project site. The relocation would not increase the development potential of the Proposed Project or introduce new uses that may conflict with the planning assumptions of the regional air quality management plan. As such, Mitigation Measures PSu-3b, PSU-3c, TRANS-5a, TRANS-5b, and TRANS-5c would apply and reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR concluded the Resort project would not generate a localized exceedance of the PM_{10} or $PM_{2.5}$ ambient air quality standards during construction after incorporation of Mitigation Measures AIR-2 as well as Mitigation Measures TRANS-2a, TRANS-2b, and TRANS-5a through TRANS-5c. The Resort project would not significantly contribute to a CO hotspot, or localized exceedance of the PM_{10} or $PM_{2.5}$ standards during operation. Impacts would be less than significant after mitigation.

The Proposed Project would relocate back of house facilities, cart shed, and parking to the 12.32-acres incorporated into the Resort project site. The relocation would not increase the development potential of the Proposed Project or introduce new uses that would be new sources of criteria pollutants. The relocation would also lower overall emissions by reducing the distance that trucks must travel to provide such services as deliveries and garbage pick-up. As such, Mitigation Measures TRANS-2a, TRANS-2b, TRANS-5a, TRANS-5b, and TRANS-5c would apply and reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- c) The FEIR analyzed the Resort project's potential for construction-generated PM_{10} and $PM_{2.5}$ dust impacts and found this potential would be less than significant with implementation of Mitigation Measure AIR-2. The FEIR also found that the Resort project's construction activities

would not exceed the Bay Area Air Quality Management District (BAAQMD) screening criteria for additional analysis. Therefore, the Resort project's construction-generated exhaust PM₁₀, PM_{2.5}, and ozone precursors would be less than significant with the implementation of Mitigation Measure AIR-2.

The FEIR also concluded that the Resort project's operations would not exceed the BAAQMD's screening criteria for additional analysis. Therefore, the Resort project would not result in a cumulatively considerable net increase for exhaust PM₁₀, PM_{2.5}, or ozone precursors.

The Proposed Project would relocate back of house facilities, cart shed, and parking to the 12.32-acres incorporated into the Resort project site. The relocation would not increase the development potential of the Proposed Project or introduce new uses that would be new sources of criteria pollutants. As such, Mitigation Measure AIR-2 would apply and reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR determined that the Resort project could expose sensitive receptors to significant concentrations of asbestos from demolition, construction-generated fugitive dust, construction generated diesel particulate matter, operational toxic air contaminants, or CO hotspots. However, with incorporation of applicable BMPs and Mitigation Measures TRANS-2a, TRANS-2b, TRANS-5a, TRANS-5b, and TRANS-5c, impacts would be less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and parking to the 12.32-acres incorporated into the Resort project site. The relocation would not increase the development potential of the Proposed Project or introduce new uses that would be new sources of toxic air contaminants. Additionally, there are no residential uses located near this area. As such, Mitigation Measures TRANS-2a, TRANS-2b, TRANS-5a, TRANS-5b, and TRANS-5c would apply and reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR noted that the Resort project site is within BAAQMD screening distance of typical objectionable odors as it is within 0.5 mile of the City of Calistoga's Dunawael Wastewater Treatment Plant (WWTP). However, the City of Calistoga Public Works Department and BAAQMD found no odor complaints between November 2007, and November 2011. In addition, the Resort project would include hotel and residential land uses, which are not sources of substantial objectionable odors. Therefore, the Resort project was determined to generate a less than significant impact for exposing a substantial number of peoples to objectionable odors.

The Proposed Project would relocate back of house facilities, cart shed, and parking to the 12.32-acres incorporated into the Resort project site. The relocation would not increase the development potential of the Proposed Project or introduce new uses that would be sources of objectionable odors. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement MMs PSU-3b, PSU-3c, TRANS-2a, TRANS-2b, TRANS-5a, TRANS-5b, TRANS-5c, and;

MM AIR-1 Prior to issuance of building permits, the project applicant shall prepare and submit plans to the City of Calistoga for review and approval demonstrating that project buildings can achieve the energy efficiency standards set forth in the latest adopted edition of the California Green Building Standards or more restrictive local standard. The approved plans shall be incorporated into to the proposed project.

MM AIR-2 During construction activities, the following air pollution control measures shall be implemented:

- Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material offsite shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph.
- All roadways, driveways, and sidewalks shall be paved as soon as possible.
- A publicly visible sign shall be posted with the telephone number and person to contact at the City of Calistoga regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
IV. Biological Resources					
<i>Would the project:</i>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	Less than significant impact after mitigation	No	No	No	MM BIO-1a, MM BIO-1b, MM BIO-1c
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	Less than significant impact after mitigation	No	No	No	MM BIO-2
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant impact after mitigation	No	No	No	N/A

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant impact	No	No	No	N/A
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact after mitigation	No	No	No	AFR-2c
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No impact	No	No	No	N/A

Discussion

The analysis in this section is supported by the Focused Special-Status Plant Surveys conducted by FirstCarbon Solutions (FCS). These documents are provided in Appendix B.

- a) The FEIR found that the development of the off-site utility alignments and the resort may result in adverse impacts to special status fish and wildlife species including steelhead, the sharp-shinned hawk, the pallid bat, and nesting birds. The EIR set forth Mitigation Measures BIO-1a through BIO-1d to reduce impacts to a level of less than significant.

The Proposed Project allows the relocation of the back of house facilities, cart shed, and parking area to the 12.32 acres incorporated into the Resort project site. They contain similar vegetation and habitat; thus, they have the same potential to support the special status-species that occur on the Resort project site. Furthermore, FCS conducted focused special-status plant surveys in April 2016 and June 2018. Both surveys concluded or found that there

was an absence of special-status plant species, including the three nearest recorded occurrences to the Resort project site, these species include: Napa false indigo, Rincon Ridge manzanita, and Cobb Mountain lupine. Implementation of Mitigation Measures BIO-1b, BIO-1c, and BIO-1d would serve to reduce impacts to a level of less than significant. (Note that Mitigation Measure BIO-1a would not apply since it pertains to the utility crossing of the Napa River). As such, the conclusions from the FEIR remain unchanged.

- b–c) The FEIR found that the development of the off-site utility alignments and the resort may result in impacts to water and seasonal wetland features that are under federal or state jurisdiction. The EIR set forth Mitigation Measure BIO-2 to reduce impacts to a level of less than significant.

The relocation of the back of house facilities, cart shed, and parking area to the 12.32 acres incorporated into the Resort project site would not impact water or seasonal wetland features that are under federal or state jurisdiction. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR found that the Resort project site does not function as a wildlife movement corridor because of its steep slopes, dense forest, and lack of natural movement corridors (e.g., drainage features). The FEIR found that impacts on wildlife movement would be less than significant.

The Proposed Project allows the relocation of the back of house facilities, cart shed, and parking area to the 12.32 acres incorporated into the Resort project site that are contiguous to the Resort project site. They are also sloping, densely forested, and lacking in natural movement corridors. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR found that the development of the Resort project would require timber harvesting activities that would occur pursuant to a Timber Harvest Plan. The FEIR set forth Mitigation Measures AFR-2c, which requires that forest reserve areas be thinned in accordance with the provisions of the Timber Harvest Plan, to reduce impacts to a level of less than significant.

The Proposed Project would allow the relocation of the back of house facilities, cart shed, and parking area to the 12.32 acres incorporated into the Resort project site. The applicant will either amend the existing Timber Harvest Plan, or seek approval of a new one to cover the additional acreage. Implementation of Mitigation Measure AFR-2c would serve to reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- f) As noted in the FEIR, the Resort project site is not within the boundaries of a habitat conservation plan or natural community conservation plan. This condition precludes the possibility of the Proposed Project conflicting with the provisions of such a plan. No impacts would occur.

The Proposed Project site would be within a slightly larger footprint than what was analyzed in the FEIR; however, the additional acreage is not within the boundaries of a habitat conservation plan or natural community conservation plan. No impacts would occur. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

- MM BIO-1b** If ground clearing or vegetation removal activities occur during the nesting season (March 1 through August 31), a qualified biologist shall survey the nesting area for the sharp-shinned hawk. If nesting is observed, the biological monitor shall establish an appropriate no-work buffer around the nest site during the breeding season. If work must be conducted within the no-work buffer during the nesting season, the biologist shall conduct a nest survey prior to construction to determine whether the sharp-shinned hawk nest is still active. When the biologist determines that the nest is no longer active, construction may commence within the no-work buffer. This mitigation measure does not apply if ground clearing or vegetation removal activities occur outside of the nesting season (September 1 through February 28 or 29).
- MM BIO-1c** Prior to ground disturbance activities that occur during the breeding season for the pallid bat (October 15 through February 15), all existing structures within project site and associated utility alignments shall be surveyed for pallid bats and their roosts by a qualified biologist. If pallid bats or their roost sites are found within the project site or associated utility alignments, the following avoidance measures shall be implemented, at the discretion of a qualified biologist:
- An Avoidance and Habitat Replacement Plan shall be prepared and submitted to the California Department of Fish and Game for review and approval prior to commencement of construction. The plan shall evaluate the type of habitat to be disturbed, length of disturbance, equipment noise, adjacent habitat available, and habitat replacement methods (if appropriate). The plan shall be implemented during construction activities.
 - Structures providing roost sites for this species must be avoided to the maximum extent practicable.
 - If any breeding bats are discovered during construction, a biological monitor shall survey the area where roosting bats were discovered. If bats are observed nesting during the breeding season (between mid-October and the end of June), the biological monitor shall establish an appropriate no-work buffer around the nest or roost site for the duration of the breeding season. If work must be conducted within the no-work buffer during the breeding season, the biological monitor shall conduct a daytime survey prior to construction to determine whether the bats are still present. When the biological monitor determines that the bats are no longer nesting, construction may commence within the no-work buffer.
 - All construction activity in the vicinity of an active roost must be limited to daylight hours and lights will not be used around roost sites at night.

- Demolition of any roost sites must be timed for the period when bats are not present on the site.

MM BIO-1d If ground clearing or vegetation removal activities occur during the nesting season (February 1 through August 31), then pre-construction surveys for nesting birds shall be conducted in all areas suitable for nesting that are located within 500 feet of the project area to be impacted. Surveys shall be conducted no more than 14 days prior to the beginning of ground disturbance, with surveys occurring on a minimum of three separate days during this period. If an active nest is located, the project applicant shall consult with CDFG and obtain approval for nest protection buffers that must be established prior to tree removal or ground-disturbing activities. Nest protection buffers shall remain in place until the young have fledged. All nest protection measures shall apply to on-site and off-site construction activities. If a lapse in projected-related construction of 15 days or longer occurs, either (1) another survey will be required or (2) consultation with CDFG must occur before work may resume. This mitigation measure does not apply if ground clearing or vegetation removal activities occur outside of the nesting season (September 1 through January 31).

MM BIO-2 Prior to issuance of grading permits, the project applicant shall retain a qualified biologist to prepare and submit a Jurisdictional Delineation to the appropriate resource agencies for review and approval. Such agencies may include but are not limited to the United States Army Corps of Engineers, the California Department of Fish and Game, and the San Francisco Bay Regional Water Quality Control Board. Should the approved Jurisdictional Delineation determine that the offsite utility work would impact regulated resources, the applicant shall obtain the necessary regulatory permits and mitigate impacts through either (1) offsite restoration of features of equal or greater value or (2) purchase of credits at an agency-approved mitigation bank in the region at no less than a 1:1 ratio.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
V. Cultural and Tribal Cultural Resources					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Less than significant impact after mitigation	No	No	No	MM CUL-1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact after mitigation	No	No	No	MM CUL-2a and MM CUL-2b
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact after mitigation	No	No	No	MM CUL-3
d) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact after mitigation	No	No	No	MM CUL-4
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
e) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	This checklist question did not exist at the time the EIR was certified (2012)	No	No	No	N/A
f) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant	This checklist question did not exist at the time the EIR was certified (2012)	No	No	No	N/A

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
<p>pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>					

Discussion

The analysis in this section is supported by a records search conducted by FCS. These documents are provided in Appendix C.

Cultural Resources

- a) The FEIR noted that according to the record search results received from the Northwest Information Center (NWIC), thirteen cultural resources and five historic properties have been previously recorded within the Resort project area or a 0.25-mile radius. In addition, during the course of the pedestrian survey, four previously recorded historic resources were relocated within the Resort project area and updated Department of Parks and Recreation forms were completed for the four sites. The four historic resources found within the main project Resort area were considered not eligible for listing on the California Register and therefore no further archaeological work is required for these sites. This includes the two dilapidated structures within the Resort project site boundaries near the SR-29/128 frontage. Although no new historic resources were discovered during the survey, the FEIR determined ground-disturbing activities during project development could uncover previously undiscovered cultural resources and potentially result in significant impacts. Incorporation of MM CUL-1 would ensure impacts would be less than significant.

The Proposed Project area contains the same native soils; thus, it has the same potential to occurrence of undiscovered historic resources. Implementation of Mitigation Measure CUL-1 would serve to reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR noted that according to the record search results received from the NWIC, thirteen archaeological resources have been previously recorded within the Resort project area or within a 0.25-mile radius of the Resort project area. One archaeological resource was found during the pedestrian field survey in an area east of SR-29/128 that may be utilized for off-site improvements. The FEIR determined that subsurface earthwork activities could uncover previously undiscovered archaeological resources and potentially result in significant impacts and incorporated Mitigation Measure CUL-2a to address potentially significant impacts.

In addition, two Native American representatives were contacted by FCS to request additional information regarding the Resort project. The tribal representatives had specific concerns about the area north of SR-29/128 and general concerns about the area south of SR-29/128. They requested monitoring for all ground disturbance in the area north of SR-29/128 and agreed to periodic monitoring in the main project Resort area south of SR-29/128. This request was included in the FEIR as Mitigation Measure CUL-2b. With the implementation of Mitigation Measures CUL-2a and 2b, impacts would be reduced to a level of less than significant.

The Proposed Project area contains the same native soils; thus, they have the same potential to occurrence of undiscovered archaeological resources. Implementation of Mitigation Measure CUL-2a would serve to reduce impacts to a level of less than significant. (Mitigation Measure CUL-2b would not apply since it pertains to the off-site utility alignments). As such, the conclusions from the FEIR remain unchanged.

- c) The FEIR concluded the Resort project is not located in an area that is considered likely to have paleontological resources present and found no known paleontological resources or unique geologic features exist on the site. However, it was determined that subsurface earthwork activities could uncover previously undiscovered paleontological resources. Therefore, incorporation of Mitigation Measure CUL-3 would ensure impacts would be less than significant.

The Proposed Project area contains the same native soils; thus, they have the same potential to occurrence of undiscovered paleontological resources. Implementation of Mitigation Measure CUL-3 would serve to reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR concluded that while there are no known burial sites within the main Resort project area west of SR-29/128, two of the sites east of SR-29/128 (areas that may be utilized for off-site improvements) have the potential for burials. Therefore, the FEIR found that the possibility exists that subsurface construction activities may encounter previously undiscovered human remains and included Mitigation Measure CUL-4, which requires standard inadvertent discovery procedures to be implemented in the event that human remains are encountered during construction. Therefore, incorporation of Mitigation Measure CUL-4 would reduce impacts to a less than significant level.

The Proposed Project would allow the relocation of the back of house facilities, cart shed, and guest parking area to the 12.32-acres incorporated into the Resort project site. They contain the same native soils; thus, they have the same potential to occurrence of human remains.

Implementation of Mitigation Measure CUL-4 would serve to reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

Tribal Cultural Resources

- e–f) A review of the CR, local registers of historic resources, NWIC records, the NAHC sacred lands file, and pedestrian survey failed to identify any listed Tribal Cultural Resources that may be adversely affected by the Proposed Project. Potential impacts to inadvertently discovered Tribal Cultural Resources would be minimized with the implementation of Mitigation Measures CUL-1, CUL-2a, CUL-3, and CUL-4 that require proscriptive treatment procedures in the unlikely circumstance that sensitive artifacts or human remains are found. Thus, with incorporation of the recommended mitigation measures, associated impacts would be less than significant.

Mitigation Measures

MM CUL-1 If potentially significant historic resources are encountered during subsurface excavation activities for the project area, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study based on the type of resource found and its significance under CEQA. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource that meets the requirements set forth in CEQA. The archaeologist shall also conduct appropriate technical analyses and prepare a comprehensive written report that meets the standards set forth in CEQA and conforms to the Office of Historic Preservation standards for Phase I Cultural Resource studies and the Archaeological Resource Management Report format. The report will be filed with the appropriate information center (California Historical Resources Information System), and provisions made for the permanent curation of the recovered materials at an appropriate repository.

MM CUL-2a If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study to determine its significance under CEQA. The City shall require that the applicant include a standard inadvertent discovery clause in every

construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation.

The archaeologist shall also conduct appropriate technical analyses and prepare a comprehensive written report that meets the standards set forth in CEQA and conforms to the Office of Historic Preservation standards for Phase I Cultural Resource studies and the Archaeological Resource Management Report format. The report will be filed with the appropriate information center (California Historical Resources Information System), and provisions made for the permanent curation of the recovered materials at an appropriate repository.

MM CUL-2b During ground disturbance activities associated with either (or both) of the two off-site utility alignments in the area north of SR-29/128, the project applicant shall retain a qualified archaeologist to conduct construction monitoring. The archaeologist shall consult with a Native American representative/monitor regarding monitoring activities, as appropriate.

In addition, although the main project area (south of SR-29/128) is considered to have low sensitivity for prehistoric resources, there is the possibility that unknown prehistoric resources are present below the ground surface. Therefore, since it is unknown if prehistoric resources are within the main project area (south of SR-29/128), periodic monitoring of ground disturbance in areas likely to have been utilized by Native Americans is warranted. The periodic monitoring in the main project area would be conducted by either the archaeologist or the Native American representative/monitor in conjunction with the monitoring efforts for the area north of SR-29/128.

The periodic monitoring would be conducted in areas considered likely for Native American resources not the entire southern project area. The periodic monitoring would be conducted by either a qualified archaeologist or a Native American representative/monitor and would be determined as the need for monitoring arose.

MM CUL-3 In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards, as follows:

- The paleontologist shall notify the City of Calistoga to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project

MM CUL-4 If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:

In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Napa County Coroner's Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
VI. Geology, Seismicity, and Soils					
<i>Would the project:</i>					
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than significant impact	No	No	No	N/A
ii) Strong seismic ground shaking?	Less than significant impact after mitigation	No	No	No	MM GEO-1
iii) Seismic-related ground failure, including liquefaction?	Less than significant impact after mitigation	No	No	No	MM GEO-1
iv) Landslides?	Less than significant impact after mitigation	No	No	No	MM GEO-1
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact after mitigation	No	No	No	MM AFR-2a and HYD-1
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral	Less than significant impact after mitigation	No	No	No	MM GEO-1

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
spreading, subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than significant impact after mitigation	No	No	No	MM GEO-1
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	No impact	No	No	No	N/A

Discussion

The analysis in this section is supported by the Geotechnical Investigation Report and Addenda prepared by RGH. These documents are provided in Appendix D.

- a) The FEIR concluded that the Resort project site is not within an Alquist-Priolo Earthquake Fault Zone. In addition, no known faults cross the Resort project site or are oriented toward the Resort project site. This condition precludes the possibility of fault rupture occurring on the Resort project site. The FEIR found that impacts from ground shaking or a fault rupture would be less than significant with compliance with applicable building code standards for earthquake restraint construction, which is reflected in Mitigation Measure GEO-1. With the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

The FEIR found that the Resort project site may be susceptible to seismic slope failure during an earthquake. As such, it recommended that the Resort project’s foundations be adequately supported into the underlying bedrock. A design-level geotechnical study would provide specific guidance regarding foundation design. Mitigation Measure GEO-1 requires that a design-level geotechnical study be prepared and, therefore, reflects this recommendation. With the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

As described in the FEIR, the Resort project site contains two areas where landslides have occurred or may have potentially occurred. These areas are located along the access road and in the area where the custom residential lots are proposed. As part of the previous construction of the access road, the slope was stabilized and reinforced. Furthermore, no structures are proposed on this slope; therefore, it can be concluded that the Resort project would not significantly increase exposure to landslides in this area. The FEIR provided recommendations for soil engineering and foundations to abate potential for landslides on custom residential Lot 12. A design-level geotechnical study would provide specific guidance regarding soil engineering and foundation design. Mitigation Measure GEO-1 requires that a design-level geotechnical study be prepared and, therefore, reflects this recommendation. With the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

The Proposed Project area does not contain any Alquist-Priolo Earthquake Fault Zones. This precludes the possibility of fault rupture. Consistent with the FEIR, the Proposed Project site would be susceptible to ground shaking and slope failure during an earthquake and would comply with the building code standards, as reflected in Mitigation Measure GEO-1. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR concluded that soil exposed by construction activities during demolition and redevelopment of the Resort project could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the Resort project site. The FEIR noted that the Resort project would prepare a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the National Pollutant Discharge Elimination System (NPDES) that would identify Best Management Practices (BMPs) to be used at the Resort project site to control stormwater and prevent on- or off-site runoff. It concluded that, with implementation of the SWPPP and Mitigation Measure HYD-1, the likelihood of loss of topsoil, erosion, and off-site runoff would be reduced to a less than significant level.

Additionally, the applicant is required to obtain approval of a Timber Harvest Plan/Timber Harvest Permit from the California Board of Forestry and Fire Protection. As part of the requirements of this approval, the applicant would be required to identify measures to prevent erosion during timber harvesting activities. These requirements have been incorporated into the Resort project as Mitigation Measure AFR-2a.

Consistent with the FEIR, the Proposed Project would be required to prepare a SWPPP in compliance with the NPDES and implement Mitigation Measure HYD-1. Additionally, the Proposed Project would implement Mitigation Measure AFR-2a. The applicant commissioned a Storm Water Control Plan (Appendix E) that complies with all requirements of Mitigation Measures HYD-1 and AFR-2a. With the implementation of Mitigation Measures HYD-1 and AFR-2a, impacts would be reduced to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.

- c) As discussed in the FEIR, the Resort project site contains unstable geologic units and soils that may potentially expose persons or structures to hazards if left unabated. RGH Consultants

prepared a design-level geotechnical study and addenda that provided various recommendations for abating these conditions, which are reflected in Mitigation Measure GEO-1. The FEIR concluded that with the implementation of Mitigation Measure GEO-1, the Resort project would safely be developed and would not expose persons or structures to hazards associated with unstable geologic units or soils. Impacts would be less than significant.

The Proposed Project acreage may contain unstable geologic units and soils that may potentially expose persons or structures to hazards if left unabated. Consistent with the FEIR, the Proposed Project would implement the same design recommendations as proposed in RGH's design-level geotechnical study and addenda, as reflected in Mitigation Measure GEO-1. As such, the conclusions from the FEIR remain unchanged.

- d) As discussed in the FEIR, the Resort project site contains soils with a low to moderate expansion potential. The FEIR concluded that with implementation of the design recommendations in RGH Consultant's design-level geotechnical study and addenda and compliance with applicable California Building Standards Code requirements, as set forth in Mitigation Measure GEO-1, potential impacts would be less than significant.

The Proposed Project site would contain low to moderate expansion potential. Consistent with the FEIR, the revised project would implement the same design recommendations as proposed by RGH Consultant's design-level geotechnical study and addenda and would comply with applicable California Building Standards Code requirements, as set forth in Mitigation Measure GEO-1. As such, the conclusions from the FEIR remain unchanged.

- e) Consistent with the FEIR, sanitary sewer service would be provided by the City of Calistoga. This condition precludes the possibility of related impacts. As such, the Proposed Project would not alter any conclusions set forth in the FEIR as they pertain to septic or alternative wastewater disposal systems. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement Mitigation Measures HYD-1, AFR-2a, and;

- MM GEO-1** Prior to issuance of building permits for the proposed project, the project applicant shall submit grading and building plans to the City of Calistoga for review and approval that reflect the applicable recommendations from the previously prepared design-level geotechnical report and addenda. The applicant shall have the option of commissioning a new design-level geotechnical report in lieu of relying on the previous reports, provided that it meets city requirements for such reports. The proposed project's plans incorporate all applicable seismic design standards of the latest adopted edition of the California Building Standards Code or local amendments. The project applicant shall adhere to these approved plans in constructing the project.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
VII. Greenhouse Gas Emissions					
<i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant impact after mitigation	No	No	No	AIR-1, PSU 3a, PSU-3b, PSU-3c, PSU-6b, and TRANS-5a through TRANS-5c
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant impact after mitigation	No	No	No	AIR-1, PSU-3a, PSU-6a, PSU-6b, and TRANS-5a through TRANS-5c

Discussion

The analysis in this section is supported by the Addendum to Calistoga Hills Forest Management Plan. This document is provided in Appendix A.

- a) The FEIR found that construction-period and operational-period activities would have the potential to generate greenhouse gas (GHG) emissions. The FEIR concluded that the Resort project’s estimated operational GHG emissions would be approximately 30 percent below the business as usual (BAU) scenario for the year 2020 and, therefore, would be consistent with the ARB’s Scoping Plan reduction goal of 29-percent reduction from BAU. In addition, the Resort project would be consistent with the Napa County Climate Action Framework after incorporation of Mitigation Measures AIR-1, PSU 3a, PSU-3b, PSU-3c, PSU-6b, and TRANS-5a through TRANS-5c. The FEIR determined that the Resort project would not exceed BAAQMD’s threshold of significance after incorporation of mitigation. As such, the Resort project would result in a less than significant impact after incorporation of mitigation.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32-acres incorporated into the Resort project site. The Addendum to the Forest Management Plan indicates that the removal of 219 trees would occur as part of the relocation. Tree removal would emit 171.8 metric tons of carbon dioxide equivalents; however, because 7.9 acres of the 12.32 acre area would remain as forest, this increases the potential for carbon sequestration. While additional disturbance would be required, it would not result in substantial grading activities and relocation of the parking lot would result in a

nominal increase in construction emissions compared to the Resort project as analyzed in the FEIR and the Resort project would have similar GHG emissions. Consistent with the FEIR, the Proposed Project would incorporate Mitigation Measures AIR-1, PSU 3a, PSU-3b, PSU-3c, PSU-6b, and TRANS-5a through TRANS-5c. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR concluded that after implementation of Mitigation Measures AIR-1, PSU-3a, PSU-6a, PSU-6b, and TRANS-5a through TRANS-5c, the Resort project would be consistent with the goals and policies of the Napa Countywide Climate Action Framework and the ARB Scoping Plan year 2020 statewide goal of 29-percent reduction from the BAU scenario (refer to Table 3.3-13 on page 3.3-52). Therefore, the Resort project would meet the City of Calistoga’s community-wide emission reduction goal at a Resort project level.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32 acres incorporated into the Resort project site. The Addendum to the Forest Management Plan indicates that the removal of 219 trees would occur as part of the relocation. Tree removal would emit 171.8 metric tons of carbon dioxide equivalents; however, because 7.9 acres of the 12.32 acre area would remain as forest, this increases the potential for carbon sequestration. Consistent with the FEIR, the proposed project would implement Mitigation Measures AIR-1, PSU-3a, PSU-6a, PSU-6b, and TRANS-5a through TRANS-5c. With implementation of mitigation, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement MMs AIR-1, PSU-3a through PSU-3c, PSU-6a, PSU-6b, and TRANS-5a through TRANS-5c.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
VIII. Hazards and Hazardous Materials					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact	No	No	No	N/A
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact	No	No	No	N/A
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No impact	No	No	No	N/A
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant impact after mitigation	No	No	No	MM HAZ-2a, HAZ-2b, HAZ-2c, and HAZ-2d
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	No impact	No	No	No	N/A

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
airport, would the project result in a safety hazard for people residing or working in the project area?					
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No impact	No	No	No	N/A
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact after mitigation	No	No	No	MM PSU-1a, PSU-1b, PSU-1c, and TRANS-4
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant impact after mitigation	No	No	No	MM HAZ-4

Discussion

a–b) The FEIR noted that construction activities may involve the use, transport, and disposal of hazardous materials. In addition, the Resort project would also result in an increase in impervious surface coverage, which would create the potential for additional discharge of urban pollutants into downstream waterways. During operation, small quantities of hazardous materials would be used on-site, including cleaning solvents (e.g., degreasers, paint thinners, and aerosol propellants), paints (both latex- and oil-based), acids and bases (such as many cleaners), disinfectants, and fertilizers. The Resort project would comply with applicable federal, state, and local statutes and regulations during construction and operation. Therefore,

the Resort project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

The Proposed Project consists of the same residential and hotel uses, which are uses that were previously analyzed in the FEIR and found to be less than significant in context of routine use of hazardous materials. As such, the conclusions from the FEIR remain unchanged.

- c) As noted in the FEIR, the closest school to the Resort project site is Calistoga Junior-Senior High School, located 0.7 mile to the northwest. This condition precludes the possibility of the proposed project exposing any schools within 0.25 mile of the Resort project site to hazardous materials or emissions. No impacts would occur.

The Proposed Project acreage would not be within 0.25 mile of a school. As such, no impacts would occur. As such, the conclusions from the FEIR remain unchanged.

- d) As described in the Phase I ESA prepared for the FEIR, two potential areas of concern were identified in relation to past or present hazardous materials usage (USTs and hazardous building materials). To address potential contamination in areas around the USTs, the Phase I ESA recommended a Soil and Groundwater Management Plan, which was incorporated as Mitigation Measure HAZ-2a. In addition, the FEIR noted the two dilapidated structures near the SR-29/128 frontage slated for demolition are likely to contain asbestos-containing materials and lead-based paint requiring the implementation of HAZ-2b. The Phase I ESA also indicated that there are three groundwater wells and two septic systems associated with the dilapidated structures. Mitigation Measures HAZ-2c requires the Resort project applicant to either cap or destroy the groundwater wells in order to prevent groundwater contamination. In addition, Mitigation Measures HAZ-2d requires the Resort project applicant to remove the septic systems prior to grading. The FEIR determined that with the implementation of these mitigation measures, impacts would be reduced to a level of less than significant. All of the structures were subsequently demolished.

According to the California Department of Toxic Substances Control (DTSC) Envirostor and the State Water Resource Control Board (SWRCB) GeoTracker, the Proposed Project acreage is not listed on any hazardous material site databases. As such, the conclusions from the FEIR remain unchanged.

In addition, the incorporated acreage does not contain any structures. Furthermore Mitigation Measures HAZ-2b and HAZ-4 have been implemented and Mitigation Measures HAZ-2a, HAZ-2c, and HAZ-2d would not apply. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR identified that the closest airstrip to the site is Parrett Field, which is located approximately 7.5 miles east of the Resort project site. Given this distance, the development of the Resort project would not expose people residing or working in the Resort project area to aviation hazards associated with public airports. No impacts would occur.

Parrett Field is the closest airstrip to the Resort project site, located approximately 7.5 miles east of the Resort project site. The Proposed Project does not propose development within an area subject to an airport land use plan. As such, the conclusions from the FEIR remain unchanged.

- f) The FEIR noted that there are no private airstrips in the Resort project vicinity. Therefore, the development of the Proposed Project would not expose persons residing or working in the Resort project area to aviation hazards associated with private airstrips. No impacts would occur.

The Proposed Project does not propose development in the vicinity of a private airstrip. As such, the conclusions from the FEIR remain unchanged.

- g) The FEIR noted SR-29/128 is identified as an emergency evacuation route, and that improvements to existing access points that connect with SR-29/128 would not interfere with traffic movements on this roadway. In addition, the Resort project does not propose any modifications to SR-29/128 that may potentially interfere with or impair emergency evacuation (e.g., lane closures, sharp turns, traffic calming measures, etc.).

The Fire Safety Review prepared by Citygate Associates provided recommendations for emergency access within the Resort project. These recommendations are reflected in Mitigation Measures PSU-1a, PSU-1b, PSU-1c, and TRANS-4. The FEIR concluded that with the implementation of these mitigation measures, adequate emergency access and evacuation would be provided and impacts would be less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32 acres incorporated into the Resort project site. The Emergency Vehicle Access would include a new connection to the main access road, thereby enhancing emergency response and evacuation. In addition, consistent with the FEIR, the Proposed Project would implement the recommendations provided by Citygate Associates as reflected in Mitigation Measures PSU-1a, PSU-1b, PSU-1c, and TRANS-4. As such, the conclusions from the FEIR remain unchanged.

- h) As noted in the FEIR, the Resort project site is mapped as a “Very High Fire Hazard Severity Zone” by Cal Fire, as adopted by the City of Calistoga pursuant to Resolution 2008-104. As such, the City of Calistoga retained Citygate Associates to evaluate potential fire safety impacts associated with the Resort project, including susceptibility to wildland fires. Pursuant to Chapter 49 of the California Fire Code (which is incorporated into the City of Calistoga Municipal Code), new construction is required to adhere to guidelines for defensible space, vegetation management in a fire safe manner, financial responsibility for maintenance of landscaping and open parcels (forest), and other measures. In addition, a wildfire behavior model is required to specify building setbacks and fire resistive ratings. Citygate recommended that the applicant retain a California licensed forester to prepare a plan that addresses wildland-urban interface fire safety issues, including fire-resistant construction, vegetation management and maintenance, and other

requirements set forth in the City’s Municipal Code. This recommendation is reflected in Mitigation Measure HAZ-4, which would reduce impacts to a level of less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32 acres incorporated into the Resort project site that is within a “Very High Fire Hazard Severity Zone.” Consistent with the FEIR, the Proposed Project would be required to adhere to guidelines for defensible space, vegetation management in a fire safe manner, financial responsibility for maintenance of landscaping and open parcels (forest), and other measures. In addition, a wildfire behavior model would be required to specify building setbacks and fire resistive ratings. Furthermore, the Proposed Project would incorporate Mitigation Measure HAZ-4. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Mitigation Measures HAZ-2b and HAZ-4 have been implemented.

Implement MMs PSU-1a, PSU-1b, PSU-1c, TRANS-4, and;

MM HAZ-2a Prior to issuance of demolition or grading permits (whichever comes first), the project applicant shall prepare and submit a Soil and Groundwater Management Plan to the City of Calistoga for review and approval. The plan shall identify specific actions and procedures that would be employed in the event that contaminated soil or groundwater is encountered during construction activities in and around the site of the former underground storage tanks. Such actions and measures shall be in accordance with guidance issued by the California Department of Toxic Substances Control and the San Francisco Bay Regional Water Quality Control Board, as applicable. In the event that potentially contaminated soil or groundwater is detected during construction activities, all work shall cease within 50 feet of the affected area and the actions and procedures set forth in the Soil and Groundwater Management Plan shall be implemented. The plan shall be implemented if or when potential hydrocarbon soil or groundwater contamination is detected during construction.

MM HAZ-2c Prior to issuance of the first certificate of occupancy for the proposed project, the project applicant shall implement one of the following options for each of the on-site water wells:

1. Convert the well to an inactive state and maintain it as follows:
 - The well shall not allow impairment of water quality.
 - The top of the well or well casing shall be equipped with a watertight locking cover to prevent unauthorized access.
 - The well shall be marked and labeled to allow for easy identification.
 - The area surrounding the well shall be kept clear of brush, debris, and other materials.

Should the property owner seek to reactivate any of the inactive wells at a later date, the owner shall obtain authorization from the City of Calistoga pursuant to the

criteria provided in Section 19.06.020 of the Calistoga Municipal Code, which may entail additional environmental review.

2. Destroy the well pursuant to review and approval by the City of Calistoga Public Works Department and Napa County Department of Environmental Management.

MM HAZ-2d Prior to issuance of grading permits, the project applicant shall retain a qualified contractor to properly remove and dispose of the two septic systems in accordance with applicant state and local regulations. Documentation shall be provided to the City of Calistoga verifying that this was successfully completed as part of the grading permit application.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
IX. Hydrology and Water Quality					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements?	Less than significant impact after mitigation	No	No	No	MM HYD-1 and MM HYD-2
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant impact after mitigation	No	No	No	MM HAZ-2c and HAZ-2d
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than significant impact after mitigation	No	No	No	MM HYD-4
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of	Less than significant impact after mitigation	No	No	No	MM HYD-4

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
surface runoff in a manner which would result in flooding on- or off-site?					
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant impact after mitigation	No	No	No	MM HYD-4
f) Otherwise substantially degrade water quality?	Less than significant impact after mitigation	No	No	No	MM HYD-1 and MM HYD-2
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No impact	No	No	No	N/A
h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?	No impact	No	No	No	N/A
i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No impact	No	No	No	N/A
j) Inundation of by seiche, tsunami, or mudflow?	No impact	No	No	No	N/A

Discussion

The analysis in this section is supported by the Revisions to Hydrology Analysis and the Storm Water Control Plan, both prepared by BKF. These documents are provided in Appendix E.

- a, f) As described in the FEIR, the Resort project applicant would conform to the applicable NPDES requirements, which would include the preparation and implementation of SWPPP for the on-site development. The project applicant would also be required to prepare a separate SWPPP for the proposed off-site utility alignments. The SWPPPs would identify potential sources of pollution that are reasonably expected to affect the quality of stormwater discharges and identify and implement BMPs to ensure reduction of these pollutants during storm events, which is incorporated as Mitigation Measure HYD-1.

In regards to long-term water quality, the Resort project applicant would be required to prepare and submit a Storm Water Quality Management Plan (SWQMP) to the City of Calistoga for review and approval prior to the issuance of building or grading permit as outlined in Mitigation Measure HYD-2. By limiting pad grading and maintaining the existing on-site topography to the extent feasible and implementing BMPs and Mitigation Measures HYD-1 and HYD-2, the FEIR concluded that potential, short-term and long-term water quality impacts from construction would be reduced to a less than significant level.

The Proposed Project site would be within a slightly larger footprint as was analyzed in the FEIR. As such, it would include measures that would minimize erosion potential and water quality degradation for the on-site development and off-site utility alignments in accordance with the NPDES requirements as outlined in Mitigation Measure HYD-1. Consistent with the FEIR, the Proposed Project would also prepare and submit a SWQMP as explained in Mitigation Measure HYD-2. The applicant commissioned a Storm Water Control Plan (Appendix E) that complies with the requirements of Mitigation Measures HYD-1 and HYD-2. As such, the conclusions from the FEIR remain unchanged.

- b) As described in the FEIR, the Resort project site would be served with water provided by the City of Calistoga, which obtains its potable water supplies from surface sources and does not rely on groundwater. In addition, the FEIR found that the Resort project would not contribute to the depletion of groundwater supplies and would continue to contribute to groundwater recharge. The FEIR notes the Resort project site contains three groundwater wells and two septic systems, which may result in groundwater contamination. Mitigation Measure HAZ-2c would require the Resort project applicant to either cap or destroy the groundwater wells in order to prevent groundwater contamination and Mitigation Measure HAZ-2d would require the Resort project applicant to remove the septic systems prior to grading. The 2012 concluded that through implementation of Mitigation Measures HAZ-2c and HAZ-2d, impacts would be reduced to a less than significant level.

The Proposed Project does not include substantial changes to the Resort project analyzed and, consistent with the FEIR, would not rely on groundwater and the Resort project site would continue to contribute to groundwater recharge. Pursuant to the FEIR, the Proposed Project

would implement Mitigation Measures HAZ-2c and HAZ-2d. As such, the conclusions from the FEIR remain unchanged.

- c–e) As discussed in the FEIR, the entitled Diamond Hill Estates Subdivision was conditioned to provide on-site and off-site storm drainage facilities that detain runoff and ultimately discharge it via a pipe under SR-29/128 to the Napa River. The on-site storm drainage facilities are required to be sized such that no increase occurs in the peak 10-year, 25-year, 50-year, and 100-year event flow rates relative to pre-development conditions. Post-development peak stormwater run-off discharge rates and velocities would be controlled to maintain or reduce pre-development downstream erosion and to ensure that post-development runoff does not contain pollutant loads, which have been reduced to the maximum extent practicable.

The Storm Drainage Technical Memorandum prepared for the FEIR evaluated the change in runoff between the Diamond Hill Estates Subdivision and the Resort project. Under the previous Diamond Hill Estates Subdivision project, the Resort project site was divided into six drainage areas. The memorandum found that small changes in impervious and pervious surface coverage would occur within each drainage area and recommended corresponding adjustments to the capacity of the detention ponds that would serve each area. The adjustments are anticipated to be achieved by raising the berms of the ponds and deepening them to meet all local design requirements. This is reflected in Mitigation Measure HYD-4. With the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

The Proposed Project would be within a slightly larger footprint than was analyzed in the FEIR and would include the relocation of buildings and a parking area. The parking area would introduce impervious surface coverage to the Resort project site, but the parking lot and associated culvert would comply with the design parameters as set forth in the SWQMP that would ensure adequate on-site and off-site drainage for the parking area. Consistent with the FEIR, the proposed project would implement Mitigation Measure HYD-4. Though the Proposed Project would alter existing drainage patterns, it would not result in greater erosion or siltation on or off-site than was analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- g–h) The FEIR noted that a small portion of the Resort project site along the State Route 29 frontage is within a 100-year flood hazard area of the Napa River. The Resort project would not locate any structures within this area, and the FEIR concluded the Resort project would not be susceptible to flooding from a 100-year flood event and no impacts would occur.

The Proposed Project would be within a slightly larger footprint than was analyzed in the FEIR and the additional acreage would not be within a 100-year flood hazard area. No impacts would occur.

- i) The FEIR noted that no structures would be built within the Kimball Dam failure flood inundation area as mapped by the City of Calistoga General Plan Figure SAF-5. In addition, the Resort project site is located on a hillside that is not protected by any levees. It concluded that

these conditions preclude the possibility of impacts related to levee or dam failure and no impacts would occur.

The Proposed Project would be within a slightly larger footprint than was analyzed in the FEIR and the additional acreage would not be within the Kimball Dam failure flood inundation area and would not be protected by any levees. As such, the conclusions from the FEIR remain unchanged.

- j) The FEIR concluded that there are no inland water bodies that could be potentially susceptible to a seiche in the Resort project vicinity. This precludes the possibility of a seiche inundating the Resort project site. In addition, the Resort project site is more than 30 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. Finally, although the Resort project site is located on a hillside, the site is heavily forested, which serves to stabilize the slope. Furthermore, there is no evidence of historic mudflows occurring on the Resort project site. This precludes the possibility of a mudflow inundating the Resort project site. No impacts would occur.

The Proposed Project would be within a slightly larger footprint than was analyzed in the FEIR and would not be susceptible to seiche, inundation by tsunami, or mudflows. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement MMs HAZ-2c, HAZ-2d, and;

MM HYD-1 Prior to the issuance of grading or building permits for either the on-site development project or the pipeline installation project, the project applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Calistoga that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. Additionally, the project shall file a Notice of Intent with the State Water Resources Control Board. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:

- Temporary erosion control measures shall be employed for disturbed areas.
- Specific measures shall be identified to protect downstream drainage features during construction of the proposed project.
- Specific measures shall be identified to protect the Napa River and floodplain during pipeline construction.
- No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.
- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.

- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.
- In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.

MM HYD-2

Prior to the issuance of building or grading permits for the proposed project, the project applicant shall submit a stormwater quality management plan to the City of Calistoga for review and approval. The plan shall include a detailed drainage plan and identify location, size, and type of pollution prevention measures to prevent polluted stormwater runoff from leaving the developed areas within the project site. The approved measures shall be incorporated into the proposed project. Examples of stormwater pollution prevention measures and practices that should be incorporated into the plan include, but are not limited to:

- Strategically placed bioswales and landscaped areas that promote percolation of runoff
- Pervious pavement
- Roof drains that discharge to landscaped areas
- Trash enclosures with screen walls and roofs
- Stenciling on storm drains
- Curb cuts in parking areas to allow runoff to enter landscaped areas
- Rock-lined areas along landscaped areas in parking lots
- Catch basins
- Oil/water separators
- Regular sweeping of parking areas and cleaning of storm drainage facilities
- Employee training to inform maintenance personnel of stormwater pollution prevention measures.

MM HYD-4

Prior to approval of the final map, the project applicant shall prepare and submit drainage plans to the City of Calistoga for review and approval that demonstrate that adequate drainage can be provided. The drainage plans shall adhere to the City of Calistoga's latest adopted storm drainage standards and shall demonstrate that the proposed project can detain onsite runoff to provide no increase in the peak 10-year, 25-year, 50-year, and 100-year event flow rates relative to the pre-development condition. The approved plans shall be incorporated into the proposed project.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
X. Land Use					
<i>Would the project:</i>					
a) Physically divide an established community?	No impact	No	No	No	N/A
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant impact	No	No	No	N/A
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No impact	No	No	No	N/A

Discussion

- a) The FEIR concluded that no established communities exist on or adjacent to the Resort project site. The development of the Resort project would not sever any linkages between any surrounding land uses. No impacts would occur.

The Proposed Project site would be within a slightly larger footprint as what was analyzed in the FEIR; however, there are no established communities within the additional acreage. As such, the conclusions from the FEIR remain unchanged.

- b) As indicated by the FEIR, the General Plan designates the Resort project site as “Rural Residential—Hillside” and indicates a portion of the Resort project site is within the “Entry Corridor 1: Downvalley Foothill Boulevard” overlay. The FEIR concluded that the Resort project would be consistent with the provisions of the “Rural Residential—Hillside” land use designation and the objective set forth by the “Entry Corridor 1: Downvalley Foothill

Boulevard” overlay of maintaining rural and open space qualities, with minimal visibility from the highway as set forth by the applicable land use designations.

The Resort project included a General Planned Amendment, which would establish a “Planned Development Overlay” to further guide development and land use activities in addition to the existing “Rural Residential—Hillside” base land use designation. The FEIR concluded the Resort project met the criteria for use of the Planned Development Overlay designation and would be consistent with the objective of using innovative design standards to achieve a superior design. The Resort project has since been redesignated with the Calistoga Hills Planned Development Overlay.

The FEIR provided a General Plan Consistency Analysis (refer to Table 3.9-2 in Section 3.9, Land Use on pages 3.9-10 through 3.9-51) and determined the Resort project would be consistent with all applicable goals, objectives, and policies. The FEIR also included a consistency analysis of the proposed Planned Development District in relation to the Municipal Code provisions pertaining to purpose and general development principles of the “Planned Development” zoning district and found that the Resort project would be consistent. Therefore, impacts would be less than significant. The Resort project entitlements included rezoning to the Enchanted Resort and Spa Planned Development Zoning District (PD 2010-01).

The General Plan designates the Proposed Project site as “Rural Residential—Hillside” and is zoned “Rural Residential—Hillside.” This zone allows accessory uses similar to those proposed to be relocated. The General Plan has been amended several times since certification of the FEIR; however, no new policies adopted since 2012 would apply to the Proposed Project. The relocation of the structures and parking area as well as development of the culvert would not introduce new significant impacts that were not analyzed in the FEIR. As such, no conflicts with the City of Calistoga General Plan or City of Calistoga Municipal Code would occur. As such, the conclusions from the FEIR remain unchanged.

- c) As noted in the FEIR, the Resort project site is not within the boundaries of a habitat conservation plan or natural community conservation plan. This condition precludes the possibility of the Proposed Project conflicting with the provisions of such a plan. No impacts would occur.

The Proposed Project site is not within the boundaries of a habitat conservation plan or natural community conservation plan. No impacts would occur.

Mitigation Measures

None.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XI. Mineral Resources					
<i>Would the project:</i>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No impact	No	No	No	N/A
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No impact	No	No	No	N/A

Discussion

a–b) As noted in the FEIR, the Resort project site does not contain any known mineral deposits or active mineral extraction operations. According to the City of Calistoga General Plan, volcanic mud is a mineral resource of local importance. Volcanic mud is available in abundance in the Calistoga area and the Resort project would not impair the continued use of this mineral resource. No impacts would occur.

The Proposed Project would be within a slightly larger footprint as what was analyzed in the FEIR but does not contain any known mineral deposits or active mineral extraction operations. Volcanic mud continues to be available in abundance in the Calistoga area. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

None.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XII. Noise					
<i>Would the project:</i>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant after mitigation	No	No	No	MM NOI-5
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant	No	No	No	N/A
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant	No	No	No	N/A
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Significant unavoidable impact	No	No	No	MM NOI-1
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No impact	No	No	No	N/A

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No impact	No	No	No	N/A

Discussion

- a) Policy N-1.4 P1 of the City’s General Plan limits on-site noise impacts to 60 dB L_{dn} or less at outdoor activity areas of any nearby residential uses. Although the “without-project” condition already exceeds the City’s 60-dB L_{dn} exterior threshold, the City’s General Plan provides no definition of what constitutes a substantial noise increase. However, the 1992 findings of the Federal Interagency Committee on Noise provide guidance that can be used to define substantial changes in noise levels that may be caused by a project. The Resort project would create a significant noise impact if it would increase noise levels by 3 dB where the without project noise level is 60 to 65 dB or increase noise levels by 1.5 dB or more where the without project noise level is greater than 65 dB. The FEIR concluded that for the baseline weekday and Saturday conditions, no exceedance of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would occur from Resort project-related vehicle noise along the study area roadways segments. In addition, for the future year 2030 conditions, no exceedance of noise standards would occur from project-related vehicle noise along the study area roadways segments. Therefore, the FEIR concluded that impacts would be less than significant.

The FEIR also determined that for both the baseline and future year 2030 conditions no nearby sensitive receptors would exceed the City’s exterior noise threshold of 60 dB L_{dn} where the without project conditions are within this threshold. Therefore, no exceedance of noise standards would occur from the combined stationary and transportation-related off-site noise impacts and impacts would be less than significant.

The FEIR analyzed noise levels at the proposed residential uses and concluded that the exterior noise levels of the proposed residence club units that are next to the ballroom and pool have the potential of exceeding the City’s exterior noise standard of 60 dB L_{dn} and interior noise standard of 45 dB L_{dn}. Through implementation of Mitigation Measure NOI-5, the noise levels at the residence club units near the ballroom and pool would be reduced to below the City standards and impacts would be less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32-acres incorporated into the Resort project site. The relocation of the facilities would not increase the number of trips associated with the Proposed Project. Additionally, the relocation of the facilities would move parking lot noise further away from the residential uses located south of the Resort project site. The nearest receptor (DeGuarda residence) to the relocated parking area would be within 100 feet; however, due to the placement of structures and topography, it would not experience a noticeable increase in noise levels. Therefore, the number of trips associated with the Proposed Project would be the same as what was analyzed in the FEIR and, consistent with the FEIR, no exceedance of noise standards would occur from the combined stationary and transportation-related off-site noise impacts. As such, the conclusions from the FEIR remain unchanged.

- b) The FEIR concluded construction and operation activities would not emit vibration that would exceed the 0.25-inch-per-second threshold. The FEIR concluded that impacts would be less than significant.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32-acres incorporated into the Resort project site. While additional disturbance would be required, it would not result in substantial grading activities as compared to the Resort project analyzed in the FEIR and would not result in substantially more groundborne vibration. As such, the conclusions from the FEIR remain unchanged.

- c) Although the “without-project” noise exceeds the outdoor activity area threshold, a significant impact would occur where the Resort project would lead to an increase at a noise-sensitive land use by 3.0 A-weighted decibel (dBA), where the “without-project” noise level is between 60 and 65 dBA L_{dn} or 1.5 dBA L_{dn} , where the without-project noise level is greater than 65 dBA L_{dn} . The FEIR concluded that operational traffic noise from the Resort project would not result in a significant impact in the baseline with project or future year 2030 with project scenarios. In addition, the FEIR determined the combined operational stationary and transportation-related off-site noise receptors would not exceed levels above 60-dB L_{dn} /CNEL for outdoor activity areas where the without project conditions are within this threshold. Therefore, no substantial permanent increase in ambient noise levels in the Resort project vicinity above levels existing without the Resort project would occur from the combined stationary and transportation-related off-site noise impacts and impacts would be less than significant.

The relocation of the approved facilities under the Proposed Project would not increase the number of trips associated with the Proposed Project. The nearest receptor (DeGuarda residence) to the relocated parking area would be within 100 feet; however, due to the placement of structures and topography, it would not experience a noticeable increase in noise levels. Therefore, no substantial permanent increase in ambient noise levels in the Resort project vicinity above levels existing without the Resort project would occur from the combined stationary and transportation-related off-site noise impacts. As such, the conclusions from the FEIR remain unchanged.

- d) The FEIR noted that the Resort project would need to conform to Section 8.20.025 of the City of Calistoga Municipal Code, which limits the hours of construction activity. The FEIR found that noise from construction activities would be as high as 73.6 dB L_{eq} at the nearby sensitive receptors, which would not exceed the City's 75 dB threshold. Therefore, noise impacts associated with construction of the residential and resort uses would be less than significant.

The Resort project may also require upgrading off-site sewer lines and the installation of a reclaimed water line. The construction of the sewer and reclaimed water lines would create temporary noise levels of up to 83.8 dBA L_{eq} and 86.7 dBA L_{max} at the nearest residences, which would exceed the City residential noise standard of 75 dBA L_{eq} . Therefore, construction of the possible sewer and reclaimed water lines would create a significant noise impact. Accordingly, Mitigation Measure NOI-1 is proposed requiring the implementation of standard construction noise attenuation measures. With the implementation of these measures, construction noise levels at the nearby sensitive receptors would be minimized to the maximum extent feasible. The FEIR found that this would be a significant unavoidable noise impact.

The Proposed Project would include construction activities similar to the construction activities proposed in the FEIR. While additional disturbance would be required, these activities would be located more than 500 feet from the nearest receptor and, thus, not result in substantially higher construction noise levels than disclosed in the 2012 EIR. Consistent with the FEIR, the Proposed Project would implement Mitigation Measure NOI-1, and with implementation of Mitigation Measure NOI-1, the Proposed Project would not introduce new or create more severe environmental impacts related to construction noise impacts than those analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR identified that the closest airstrip to the site is Parrett Field, which is located approximately 7.5 miles east of the Resort project site. This distance precludes the possibility of the Proposed Project exposing persons residing or working in the Resort project vicinity to excessive aviation noise. No impacts would occur. As such, the conclusions from the FEIR remain unchanged.
- f) The FEIR noted that there are no private airstrips in the Resort project vicinity. The condition precludes the possibility of the Proposed Project exposing persons residing or working in the Proposed Project vicinity to excessive aviation noise. No impacts would occur. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Mitigation Measure NOI-1 has been implemented.

- MM NOI-5** During project operations, the project applicant shall limit the noise levels produced by live music and/or amplified noise in outdoor activity areas to a maximum average noise level of 60 dB at the exterior of the nearest residential receptor (on-site or off-site). Noise levels shall be monitored using either a fixed system that can be

monitored remotely or hand-held noise meters. Resort hotel staff shall receive periodic training regarding proper use of the noise monitoring equipment.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XIII. Population and Housing					
<i>Would the project:</i>					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	No impact	No	No	No	N/A
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No impact	No	No	No	N/A
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No impact	No	No	No	N/A

Discussion

- a) The FEIR established that the Resort project would have the potential to add 33 persons to the City of Calistoga’s population, which would represent a population increase of 0.6 percent. This increase is considered a negligible amount of population growth. Therefore, substantial direct population growth from the Proposed Project’s dwelling units would not occur. In addition, it would be expected that the Resort project’s new jobs could readily be filled from the local workforce. Therefore, substantial indirect growth from the Proposed Project’s employment opportunities would not occur. No impacts would occur.

The Proposed Project would not include additional housing structures and would not have the potential to add more people to the City of Calistoga’s population beyond what was analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

b–c) As noted in the FEIR, the Resort project site does not contain any occupied residences. The development of the Resort project would not displace any persons or housing and, thus, would not have the potential to create a need to construct replacement housing elsewhere. No impacts would occur.

The Proposed Project does not include any dwelling units. This precludes the possibility of displacement of persons or housing. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

None.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XIV. Public Services					
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>					
a) Fire protection?	Less than significant impact after mitigation	No	No	No	MMs PSU-1a, PSU-1b, PSU-1c, PSU-1d, and PSU-1e
b) Police protection?	Less than significant impact after mitigation	No	No	No	MM PSU-2
c) Schools?	Less than significant impact	No	No	No	N/A
d) Parks?	Less than significant impact	No	No	No	N/A
e) Other public facilities?	Less than significant impact	No	No	No	N/A

Discussion

- a) The FEIR determined that the Resort project would increase the demand for fire protection services and provides recommendations for measures necessary to achieve adequate levels of fire safety. Mitigation Measures PSU-1a provides design parameters for the road system as well as stipulations for the main gatehouse/kiosk or powered gate. Mitigation Measures PSU-2b specifies design plans for the Emergency Vehicle Access road. Mitigation Measures PSU-1c requires adherence to the California Fire Code Appendix D in regards to the location of fire hydrants. Mitigation Measures PSU-1d provides recommendations for the water system for firefighting including adequate water system connection size, flow, pressure capacity, and redundancy. Mitigation Measures PSU-1e requires the applicant to submit information documenting compliance with regulations of the Calistoga Municipal Code and the California Fire Code at the time building or grading permits are sought. In regards to wildland fires, the project would incorporate Mitigation Measures HAZ-4, which is described in more detail in Section VIII, Hazards and Hazardous Materials. The FEIR concluded with implementation of Mitigation Measures PSU-1a through PSU-1e and Mitigation Measures HAZ-4, impacts would be reduced to a less than significant level.

The Proposed Project would relocate back of house facilities, cart shed, and guest parking to the 12.32 acres incorporated into the Resort project site. The Proposed Project would be within a slightly larger footprint as what was analyzed in the FEIR, but proposes the same amount of development, and would result in the same impacts related to fire protection. The Proposed Project would include the relocation of a parking area. The Fire Department would review the Proposed Project's plans in order to identify any project-specific conditions of approval that would be required to ensure adequate access and service is maintained. Consistent with the FEIR, the Resort project would implement Mitigation Measures PSU-1a through PSU-1e and Mitigation Measures HAZ-4 and would not result in any new significant impacts related to an increase in fire protection services, including emergency response services. As such, the conclusions from the FEIR remain unchanged.

- b) As stated in the FEIR, the Police Department did not identify a need for new or expanded police facilities. The FEIR concluded that with the incorporation of several crime prevention measures including a telecommunication system that allows for direct 911 access, video surveillance of common areas such as parking facilities, and the provision of in-room safes as reflected in Mitigation Measures PSU-2, impacts would be reduced to a level of less than significant.

The Proposed Project would be within a slightly larger footprint as was analyzed in the FEIR, but would include the same amount of development and would result in the same impacts related to police protection. Therefore, there would be no need for new or expanded police facilities. Consistent with the FEIR, the Proposed Project would incorporate Mitigation Measures PSU-2. As such, the conclusions from the FEIR remain unchanged.

- c) As noted in the FEIR, the Resort project would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on enrollment growth in local schools. The new employment opportunities created by the Resort project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the Proposed Project would not result in the need for new or expanded school facilities. No impacts would occur.

The Proposed Project would not include additional housing structures and would not have the potential to add more students beyond what was analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- d) As noted in the FEIR, the Resort project would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on demand for new or expanded parks. The new employment opportunities created by the Proposed Project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the Proposed Project would not result in the need for new or expanded park facilities. No impacts would occur.

The Proposed Project would not include additional housing structures beyond what was analyzed in the FEIR and would not result in greater population growth beyond what was previously

analyzed. Consistent with the FEIR, the Proposed Project would have a negligible impact on demand for new or expanded parks. As such, the conclusions from the FEIR remain unchanged.

- e) The Resort project would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on demand for new or expanded libraries and other public facilities. The new employment opportunities created by the Resort project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the Proposed Project would not result in the need for new or expanded libraries or other public facilities. No impacts would occur.

The Proposed Project would not include additional housing structures beyond what was analyzed in the FEIR and would not result in greater population growth beyond what was previously analyzed. Consistent with the FEIR, the Resort project would have a negligible impact on demand for new or expanded libraries and other public facilities. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement MM HAZ-4, and;

MM PSU-1a Prior to approval of the final map, the project applicant shall prepare and submit roadway plans to the City of Calistoga that demonstrate that adequate roadway access and turning radii can be provided for fire apparatus. As appropriate, the plans shall use engineering software and fire apparatus turning templates to (1) demonstrate that fire pumper apparatus can safely negotiate turns with adequate bumper and overhang clearances and (2) demonstrate that adequate turning radii are provided at required locations. If necessary, the City shall recommend changes necessary to ensure that adequate access and turning radii shall be provided. Additionally, the plans shall depict “No Parking—Fire Lane” restrictions in locations where on-street parking would impair fire apparatus turning radii. Finally, the main gatehouse/kiosk or powered gate shall comply with Fire Code access standards, including the provision of a Fire Department-approved override control device (“knock box”). The approved plans shall be incorporated into the proposed project.

MM PSU-1b Prior to approval of the final map, the project applicant shall prepare and submit plans that demonstrate that the Emergency Vehicle Access provides (1) a minimum of 67 feet of turning radii at all turnouts and (2) provides a grooved or scored surface on segments where the grade is 15 percent or greater. In addition, any barriers or bollards restricting access to the Emergency Vehicle Access shall provide a clear width of 20-feet and have an approved locking system. The approved plans shall be incorporated into the proposed project.

MM PSU-1c Prior to approval of the final map, the City of Calistoga shall verify that all roadway cross-sections where fire hydrants would be located adhere to the following requirements:

- Roadway cross-sections provide a minimum of 26 feet of all-weather surface width. The all-weather surface must be capable of supporting a 75,000-pound fire apparatus pursuant to the requirements of the California Fire Code Appendix D.
- “No Parking—Fire Truck Only” signage shall be installed at the hydrants and on the pavement.
- The pad supporting fire hydrants shall be composed of a minimum of 4 inches of concrete over a minimum of 10 inches of base. Breakaway spool or bolts are required over the concrete pad.

MM PSU-1d Prior to approval of the final map, the project applicant shall prepare and submit plans to the City of Calistoga for review and approval that demonstrate that the water system connection size, flow, pressure capacity, and redundancy meet California Fire Code requirements. Minimum fire flow shall be 2,500 gallons per minute over a 2-hour period, and all buildings shall be equipped with an automatic fire sprinkler system.

MM PSU-1e Prior to the issuance of a grading permit or building permit for any structure on the project site, the project applicant shall prepare and submit information documenting compliance with regulations of the Calistoga Municipal Code and the California Fire Code, including provisions pertaining to the site’s location in a Very High Fire Hazard Severity Zone. If necessary, the City shall consult with a certified fire professional to interpret and/or determine compliance.

MM PSU-2 Prior to issuance of building permits for the resort hotel uses, the project applicant shall prepare and submit plans to the City of Calistoga that incorporate recommended crime prevention measures identified by the Calistoga Police Department. The measures shall include, at a minimum, (1) a telecommunication system that allows for direct 911 access, (2) video surveillance of common areas such as parking facilities, (3) in-room safes, and (4) radio repeaters in wine caves. The approved plans shall be incorporated into the proposed project.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XV. Recreation					
<i>Would the project:</i>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No impact	No	No	No	N/A
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No impact	No	No	No	N/A

Discussion

- a) As noted in the FEIR, the Resort project would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible increase in demand for new recreational facilities. The new employment opportunities created by the Proposed Project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the Proposed Project would not result in the need for new or expanded recreational facilities. No impacts would occur.

The Proposed Project would not include additional housing structures and would not result in greater population growth beyond what was analyzed in the FEIR and, consistent with the FEIR, would have a negligible impact on demand for new or expanded parks. As such, the conclusions from the FEIR remain unchanged.

- b) The Resort project would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on physical deterioration of recreational facilities. The new employment opportunities created by the Resort project would not induce substantial population growth into the Calistoga area from outside areas. Because the Resort project would

not cause direct or indirect population growth, physical deterioration of recreational facilities would not occur as a result of project implementation. Accordingly, no impacts would occur.

The Proposed Project would not include additional housing structures and would not result in greater population growth beyond what was analyzed in the FEIR and, consistent with the FEIR, physical deterioration of recreational facilities would not occur as a result of project implementation. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

None.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XVI. Transportation					
<i>Would the project:</i>					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Significant unavoidable impact	No	No	No	MMs TRANS-1 and TRANS-2
b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways?	Significant unavoidable impact	No	No	No	MMs TRANS-1 and TRANS-2
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No impact	No	No	No	N/A

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact after mitigation	No	No	No	MMs TRANS-3a, TRANS-3b and TRANS-3c
e) Result in inadequate emergency access?	Less than significant impact after mitigation	No	No	No	MM PSU-1a, PSU-1b, and TRANS-4
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Less than significant impact after mitigation	No	No	No	MMs TRANS-5a, TRANS-5b and TRANS-5c

Discussion

The following section relies on information from the transportation analysis prepared by W-Trans, dated April 26, 2011, provided in Appendix L in the FEIR.

a–b) The FEIR determined that the Resort project would generate 62 AM trips, 105 PM trips, 120 Weekend Midday peak hour trips with a daily trip budget of 1,500 trips. The transportation analysis found that for the Baseline Plus Project intersection operations scenario, the Resort project’s trips would contribute to unacceptable operations at the SR-29/128/SR-29 intersection, which is exempt from LOS standards. All other study intersections would operate at an acceptable level. For the Baseline Plus Project roadway segment operation, the two study intersections, SR-29/128/SR-29 near Madrone Drive and SR-128 from Petrified Forest Road to SR-29, are expected to operate at acceptable levels (LOS A or B) during all study periods.

The FEIR noted that although the intersection of SR-29/128/SR-29 is exempt from a minimum LOS criteria, the City has recognized the need for capacity improvements at this location, though the specifics of such a design have yet to be determined because of the constraints imposed by developed parcels surrounding the intersection. The City has established a traffic impact fee

program to fund future improvements at this intersection; the Resort project applicant would need to pay appropriate fees, which is reflected in Mitigation Measures TRANS-1. The timeline for determining and implementing improvements is unknown. Furthermore, property acquisition is likely, which would involve the cooperation of third parties. For these reasons, physically constructing the improvements is not considered feasible; therefore, the residual significance of the impact is significant and unavoidable. The Resort project results in less than significant impacts on all of the other study intersections and segments.

The transportation analysis found that for the Future Plus Project intersection operations scenario, all study intersections would operate at an acceptable LOS except for the intersections at SR-29/Silverado Trail (LOS E or F), SR-128/Petrified Forest Road (LOS E or F), and SR-29/128/SR-29 (LOS F) during both study periods. For Future Plus Project roadway segment operations, the two study intersections are expected to operate at LOS C or better.

Under the assumed Future Plus Project conditions, the intersections of SR-29/Silverado Trail and SR-128/Petrified Forest Road are expected to continue operating unacceptably without the City's planned improvements to the intersections. While the City plans to make improvements to these intersections in the future and is in the process of collecting traffic impact fees as described in Mitigation Measures TRANS-2, the timeline of such improvements is unknown, and funding remains incomplete. As a result, this impact is considered to be significant and unavoidable. In addition, SR-29/128/SR-29 is expected to continue operating at LOS F under its current configuration. Even though the City exempts this intersection from the LOS criteria, this is considered to constitute a significant impact. The FEIR concluded that even with implementation of Mitigation Measures TRANS-1 and TRANS-2, there would be a significant unavoidable transportation impact.

The Proposed Project would not increase the development potential of the Resort project and, therefore, would not result in a net increase in vehicle trips. As such, the Proposed Project would have the same impacts on intersection operations as analyzed in the FEIR. Consistent with the FEIR, the Proposed Project would implement Mitigation Measures TRANS-1 and TRANS-2. With the implementation of these mitigation measures, the Proposed Project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- c) The FEIR concluded that the Resort project site is not within the boundaries of an airport land use plan or airport influence area. Parrett Field, located approximately 7.5 miles to the east of the Resort project site in Angwin, is the nearest airport. Furthermore, the Proposed Project's structures would be below the existing tree canopy of the Resort project site. These characteristics preclude the possibility of the Proposed Project altering air traffic patterns. No impacts would occur. As such, the conclusions from the FEIR remain unchanged.
- d) The FEIR evaluated the Resort project site plan for adequacy in terms of site access, grade, turning radii/curves, and intersection sight distance for the proposed internal roadway system. The FEIR determined that the Resort project would provide adequate access for residents, employees, guests, and deliveries and that the steep grade on Madrone Drive, Ponderosa Road,

and Manzanita Road would not present a safety issue provided vehicles travel at a reduced speed. To mitigate potential safety issues related to turning radii/curves, the Resort project would include signs to support safe roadway operation as outlined in Mitigation Measures TRANS-3a. In addition, Mitigation Measures TRANS-3b requires that a centerline strip is included on some curves to improve safety conditions. In regards to intersection sight distance, Mitigation Measures TRANS-3c requires the applicant to verify that landscaping and signs are shown on-site improvement plans such that their locations ensure that adequate sight lines are maintained. The FEIR concluded that with implementation of Mitigation Measures TRANS-3a through TRANS-3c, impacts would be less than significant.

The Proposed Project would be within a slightly larger footprint as was analyzed in the FEIR, but would have a similar site plan with the relocation of two buildings and the parking area that would connect to the Emergency Vehicle Access. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measures TRANS-3a through TRANS-3c. With the implementation of Mitigation Measures TRANS-3a through TRANS-3c, the Proposed Project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- e) The FEIR evaluated the Resort project site plan for adequacy of emergency access in terms of grade, dimensions, and turning/curves. To mitigate potential issues related to the grading of fire access routes, the FEIR requires the implementation of Mitigation Measures PSU-1a, which utilizes engineering software and fire apparatus turning templates to demonstrate that fire apparatus can safely negotiate turns with adequate bumper and overhang clearances. In regards to roadway dimensions, the Resort project would implement PSU-1b, which would ensure a minimum turning radius of 67 feet is provided and that grooved or scored surfaces be used where the grade of the Emergency Vehicle Access is 15 percent or greater. In relation to turning/curves either at least 250 feet of clear sight distance would need to be maintained at all curves or, alternatively, the road could be widened through the curves where improved sight lines are suggested to allow a fire truck to negotiate the curve without encroaching into the opposing lane, which is reflected as Mitigation Measures TRANS-4. The FEIR concluded that with implementation of Mitigation Measures PSU-1a, PSU-1b, and TRANS-4, impacts would be less than significant.

The Proposed Project would be within a slightly larger footprint as was analyzed in the FEIR, but would have a similar site plan with the relocation of two buildings and the parking area that would connect to the Emergency Vehicle Access. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measures PSU-1a, PSU-1b, and TRANS-4. With the implementation of Mitigation Measures PSU-1a, PSU-1b, and TRANS-4, the Proposed Project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

- f) The FEIR evaluated the Resort project in terms of project accessibility to alternative transportation, including public transit, bicycles, and pedestrians. To mitigate potential issues related to public transit, the FEIR incorporates Mitigation Measures TRANS-5a, which requires the applicant to provide shuttle service for employees and guests. In regards to bicycle

facilities, the Resort project would implement Mitigation Measures TRANS-5b, which requires the Resort project applicant to provide half-width improvements along the SR-29/128 frontage that provide sufficient width for future installation of a Class II facility. The FEIR notes that signage and markings would not be installed until approved by Caltrans and furthermore, would likely be installed as part of a corridor-wide effort. In addition, Mitigation Measures TRANS-5c would require the installation of bicycle storage facilities within the Resort project area for resort guests and employees. The FEIR determined that the existing pedestrian facilities would adequately serve the Resort project site. The FEIR concluded that with implementation of Mitigation Measures TRANS-5a through TRANS-5c, impacts would be less than significant.

The Proposed Project would be within a slightly larger footprint as was analyzed in the FEIR, but would have a similar site plan with the relocation of two buildings and the parking area. Consistent with the FEIR, the Proposed Project would be required to implement Mitigation Measures TRANS-5a through TRANS-5c. With the implementation of Mitigation Measures TRANS-5a through TRANS-5c, the Proposed Project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the FEIR. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement MMs PSU-1a, PSU-1b, and;

- MM TRANS-1** Prior to issuance of building permits, the project applicant shall pay impact fees to the City of Calistoga for improvements to the intersection of SR-29/128/SR-29 (Foothill Boulevard/Lincoln Avenue) as defined in the Calistoga Municipal Code, Section 17.10.030.
- MM TRANS-2** Prior to issuance of building permits, the project applicant shall pay impact fees to the City of Calistoga for improvements to the intersections of SR-128/Petrified Forest Road, SR-29/Silverado Trail, and SR-29/128/SR-29 (Foothill Boulevard/Lincoln Avenue) as defined in the Calistoga Municipal Code, Section 17.10.030. The improvements shall consist of the installation of a traffic signal or modern roundabout.
- MM TRANS-3a** Prior to approval of the final map, the applicant shall depict on-site improvement plans the following signs:
- CA MUTCD signs W1-5 and W7-3 (Curvy Road along with a supplemental 18 Percent Grade) at the north end (bottom of the hill) facing traffic entering from SR-29/SR-128.
 - CA MUTCD signs SW4-1(CA) and W7-3 (Watch Downhill Speed with the supplemental 19 Percent Grade) at the south end of the road (top of the hill) facing exiting traffic.

MM TRANS-3b Prior to approval of the final map, the applicant shall depict on-site improvement plans a double-yellow centerline stripe at the following locations (referenced to the station numbers provided on the plans):

- Madrone Drive
 - 14+00 to 16+75
 - 18+00 to 20+00
 - 23+00 to 25+00
 - 29+00 to 30+50
 - 34+00 to 35+00
 - 38+25 to 43+50
- Ponderosa Road
 - 19+00 to 20+50
 - 23+25 to 24+50
- Manzanita Road
 - 13+50 to 14+50

MM TRANS-3c Prior to approval of the final map, the applicant shall verify that site improvement plans show landscaping and signs located in a manner to ensure that adequate sight lines are maintained.

MM TRANS-4 Prior to approval of the final map, the applicant shall depict on-site improvement plans clear stopping sight distance of at least 250 feet at the curve locations listed below (referenced to the station numbers provided on the plans). In order to obtain clear sight lines, removal of trees and/or earth grading on the inside of the curve may be required. As an alternative, the road may be widened at these locations so that a fire truck could negotiate the curve without entering the opposing lane.

- Madrone Drive
 - 14+50 to 15+50
 - 24+50 to 25+50
 - 29+75 to 30+25
 - 34+00 to 34+75
 - 38+25 to 38+75
 - 42+50 to 43+50

MM TRANS-5a During project operations, on-demand or regularly scheduled van/shuttle service shall be provided between the project and destinations in Calistoga, including access to transit for project employees. Such a shuttle service should accommodate bicycles for both project patrons and employees.

MM TRANS-5b Prior to approval of the final map, the applicant shall demonstrate on-site improvement plans that appropriate half-width improvements along the SR-29/128 frontage provide sufficient width for the installation of future Class II bicycle lanes. The City of Calistoga shall review and approve the proposed facilities for adequacy.

MM TRANS-5c Prior to approval of the final map, the applicant shall depict on-site improvement plans appropriate bicycle storage facilities for resort guests and employees. The City of Calistoga shall review and approve the proposed facilities for adequacy.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XVII. Utilities and Service Systems					
<i>Would the project:</i>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant impact	No	No	No	N/A
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant after mitigation	No	No	No	MMs PSU-3a and PSU3b
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant after mitigation	No	No	No	MM HYD-4
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less than significant after mitigation	No	No	No	MMs PSU-3a and PSU3b

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant impact	No	No	No	N/A
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than significant after mitigation	No	No	No	MM PSU-6a and PSU-6b
g) Comply with federal, state, and local statutes regulations related to solid waste?	Less than significant after mitigation	No	No	No	MM PSU-6a and PSU-6b

Discussion

a, e) The FEIR concluded that development of the Resort project site would increase the generation of wastewater from the Resort project site, thus increasing the volume of wastewater that would require treatment at the Dunaweal WWTP. The Resort project would have an increased wastewater demand of 52,460 gallons per day (gpd) for average dry weather daily flow and 157,379-gpd peak use, which would be reduced to approximately 17,240 gpd average dry weather daily flow with graywater reuse. The applicant proposed to design and construct necessary improvements to address the wastewater demands of the Resort project and the impacts to the existing Washington Street sanitary sewer system as well as replacing and upsizing the Pine Street lift station as described more fully in the FEIR in Section 3.11, Public Services and Utilities. Thus, the Resort project would not be expected to cause the Dunaweal WWTP to exceed applicable requirements as set forth by the RWQCB. In addition, the Resort project would install an additional wet well with a grinder and an emergency pump. The additional wet well would be sized to accommodate the Resort project peak flows and would be located adjacent to the existing wet well to accommodate the 1,450 gallons per minute (gpm) inflow (500 gpm from the Proposed Project and 950 gpm for existing average daily flows plus infiltration and inflows for a 25-year storm event). As stated in the FEIR, City Public Works

and Planning and Building departments determined that with the implementation of the proposed improvements, there would be adequate wastewater collection and treatment capacity to serve the Proposed Project. Impacts would be less than significant.

The relocation of facilities by the Proposed Project would not change the number of units allowed on the Resort project site. On a per-acre basis, these uses would be expected to generate the same amount of effluent as previously contemplated for the Resort project site. Thus, demands placed on the wastewater collection and treatment system would be consistent with utility demands analyzed by the FEIR. Consistent with the FEIR, the Proposed Project would incorporate the same improvements to the sanitary sewer system as analyzed in the FEIR, and the Proposed Project would not exceed wastewater treatment requirements of the RWQCB or result in the construction of new wastewater treatment facilities or expansion of existing facilities. As such, the conclusions from the FEIR remain unchanged.

- b, d) The FEIR concluded that development of the Resort project site would increase water demand and would result in domestic water demands of 62,942 gpd for average daily use and 70.5 acre-feet for annual use with maximum daily flows of 125,884 gpd. Demands include domestic, commercial, and some landscape irrigation. The estimated annual irrigation demand is 12.2 million gallons, or 37.41 acre-feet per year for the first-year irrigation, which would be reduced approximately 50 percent by the third and subsequent years of growth. The FEIR includes Mitigation Measures PSU-3a, which requires that the applicant prepare and submit landscape plans to the City of Calistoga demonstrating the use of water conservation measures. In addition, the FEIR incorporates Mitigation Measures PSU-3b, which requires the applicant to incorporate project design features that address irrigation water supply and demand.

In regards to water infrastructure, the FEIR concluded that existing public infrastructure is adequate to provide water to the Resort project for domestic use, given the newly upgraded infrastructure installed by the applicant as part of the Diamond Hill Estates subdivision. In addition, the Resort project proposes two sets of off-site public improvements to facilitate the 350-gpm delivery rate for emergency purposes.

There are two options for landscape infrastructure. The first option is the use of potable water, graywater reuse, phased landscape installation, or a reduction in proposed landscaping to balance irrigation supply and demand. No off-site improvements would be proposed for this irrigation option. The second option would be to use City-supplied reclaimed wastewater as a possible landscape irrigation source, which would require additional review and approval by the City of Calistoga because of the high boron concentrations present in the City's existing reclaimed wastewater. As noted in the FEIR, the City Public Works and Planning and Building departments determined that with the implementation of the proposed improvements and Mitigation Measures PSU-3a and PSU-3b, there would be adequate water capacity to serve the Resort project. Impacts would be less than significant.

The relocation of the facilities by the Proposed Project would not change the number of units allowed on the Resort project site. On a per-acre basis, these uses would be expected to result in the same water demands as previously contemplated for the Resort project site. Consistent

with the FEIR, the Proposed Project would incorporate the same improvements as analyzed in the FEIR as well as Mitigation Measures PSU-3a and PSU-3b. As such, the conclusions from the FEIR remain unchanged.

- c) The Storm Drainage Technical Memorandum prepared for the FEIR evaluated the change in runoff between the Diamond Hill Estates Subdivision and the Resort project. Under the previous Diamond Hill Estates Subdivision project, the Resort project site was divided into six drainage areas. The memorandum found that small changes in impervious and pervious surface coverage would occur within each drainage area and recommended corresponding adjustments to the capacity of the detention ponds that would serve each area. The adjustments are anticipated to be achieved by raising the berms of the ponds and deepening them to meet all local design requirements. This is reflected in Mitigation Measure HYD-4. With the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

The Proposed Project would be within a slightly larger footprint as was analyzed in the FEIR and would include the relocation of two structures as well as the parking area. The relocation of the structures and parking area would add impervious surface coverage to the Resort project site, but would comply with the design parameters as set forth in the SWQMP (as described in impact a/f in Section IX, Hydrology and Water Quality) that would ensure adequate on-site and off-site drainage for the Resort project. The applicant commissioned a Storm Water Control Plan (Appendix E) that identifies stormwater drainage facilities. Consistent with the FEIR, the Proposed Project would implement Mitigation Measures HYD-4. As such, the conclusions from the FEIR remain unchanged.

- f–g) The FEIR determined that the Resort project would create an estimated 770 tons of short-term construction waste. Given the amount of construction waste that would be generated, there is the potential that this waste could impair the City’s ability to meet its state-mandated solid waste targets. As such, Mitigation Measures PSU-6a is proposed that would require construction and demolition debris recycling to be implemented. The FEIR calculated that the Resort project would create 261 tons of operational waste annually, which could impair the City’s ability to meet its state-mandated solid waste targets. The FEIR incorporates Mitigation Measures PSU-6b, which requires the Resort project applicant to identify on-site recycling collection facilities. The FEIR concluded that with the implementation of Mitigation Measures PSU-6a and 6b, the Resort project would be served by a landfill with sufficient permitted capacity to accommodate the Resort project’s solid waste disposal needs and would comply with federal, state, and local statutes regulations related to solid waste. Therefore, impacts would be less than significant.

The relocation of facilities by the Proposed Project would not change the number of units allowed on the Resort project site. The relocation of the structures and parking area would not result in the generation of substantially more short-term construction waste and would result in the same amount of operational solid waste as previously contemplated in the FEIR. Consistent with the FEIR, the Proposed Project would implement Mitigation Measures PSU-6a and 6b. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

MM PSU-3a Prior to issuance of building permits, the project applicant shall prepare and submit improvement and landscaping plans to the City of Calistoga that demonstrate the use of outdoor water conservation measures and practices. Examples of such measures and practices include the use of drought-tolerant native plants for landscaping, stormwater storage, rain gardens, graywater reuse and storage, and possible use of recycled wastewater for landscape irrigation. The approved plans shall be incorporated into the proposed project.

MM PSU-3b Prior to approval of the final map, the project applicant shall prepare and submit documentation to the City of Calistoga that incorporates one or more of the following options to address irrigation water supply and demand:

- The applicant may purchase additional domestic water from the City.
- The applicant may reduce the amount of landscaping proposed by over 40 percent and leave a more natural ambiance for the resort.
- The overall landscaping may be designed and installed in phases over time, such that the irrigation demand would not exceed the available supply.

The approved option(s) shall be incorporated into the proposed project.

MM PSU-6a Prior to issuance of building permits, the project applicant shall retain a qualified contractor to perform construction and demolition debris recycling. Upper Valley Disposal shall be consulted regarding construction and demolition debris recycling requirements. Following the completion of construction activities, the project applicant shall provide documentation to the satisfaction of the City of Calistoga demonstrating that construction and demolition debris was recycled.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
XVIII. Mandatory Findings of Significance					
<i>Would the project:</i>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	Not previously analyzed	No	No	No	MM BIO-1a through BIO-1d, MM BIO-2, MM CUL-1, MM CUL-2a, MM CUL-2b, MM CUL-3, and MM CUL-4
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Not previously analyzed	No	No	No	MM AIR-1, MM AIR-2, MM NOI-1, MM NOI-5, MM TRANS-1, MM TRANS-2, MM TRANS-3a through 3c, MM TRANS-4, and MM TRANS 5a-5c

Environmental Issue Area	Conclusion in the Final EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures Adopted
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Not previously analyzed	No	No	No	N/A

Discussion

- a) As discussed in Section IV, Biological Resources, the Proposed Project would have a less than significant impact on listed species, migratory species, or nesting birds with the implementation of Mitigation Measures BIO-1a through BIO-1d. In addition, it would have a less than significant impact on riparian habitat and wetlands with the implementation of Mitigation Measures BIO-2. As discussed in Section V, Cultural Resources, construction activities may encounter undiscovered cultural and Tribal Cultural Resources, and, therefore, Mitigation Measures CUL-1, CUL-2a, CUL-2b, CUL-3, and CUL-4 would be implemented to reduce impacts to a level of less than significant. As such, the conclusions from the FEIR remain unchanged.
- b) As discussed in the preceding sections, many of the potential impacts of the Proposed Project would occur during construction, with a few lasting operational effects. Because construction of the Proposed Project would be temporary and localized, these impacts would only have the potential to combine with similar impacts of other projects if they occur at the same time and close to them. Operational emissions of the Proposed Project would not see a substantial increase than those found within the FEIR because the Proposed Project would not increase the amount of residential dwelling units, custom residences, hotel units, or accessory structures. Additionally, construction equipment emissions would decrease with technological advances in construction machinery, since the prior analysis in the FEIR. With regard to remaining areas of analysis, cumulatively, the Proposed Project would not result in significant long-term impacts that would substantially combine with impacts of other current or probable future impacts. As such, the conclusions from the FEIR remain unchanged.
- c) The preceding sections of this addendum discuss various types of impacts that could have adverse effects on human beings, including:
- Dust and air pollutants during project construction activities (Section III, Air Quality)
 - Operational emissions (Section III, Air Quality)
 - Increase in GHG emissions (Section VII, Greenhouse Gas Emissions)

Each type of impact with the potential to cause substantial adverse effects on human beings have been evaluated, and this addendum concludes that these potential impacts would not substantially increase with development of the Proposed Project and would be consistent with the results concluded in the FEIR. Overall emissions (including GHG emission) would be similar to what was previously contemplated in the FEIR, and, thus, the Resort project would not substantially increase the impacts previously identified in the FEIR. Therefore, the revised Resort project would have a less than significant impact on environmental effects. As such, the conclusions from the FEIR remain unchanged.

Mitigation Measures

Implement Mitigation Measures AIR-1, AIR-2, BIO-1a, BIO-1b, BIO-1c, BIO-1d, BIO-2, CUL-1, CUL-2a, CUL-2b, CUL-3, CUL-4, NOI-1, NOI-5, TRANS-1, TRANS-2, TRANS-3a, TRANS-3b, TRANS-3c, TRANS-4, and TRANS 5a, TRANS-5b, and TRANS-5c.

Conclusion

The conclusions from the FEIR remain unchanged when considering the development of the Proposed Project.

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